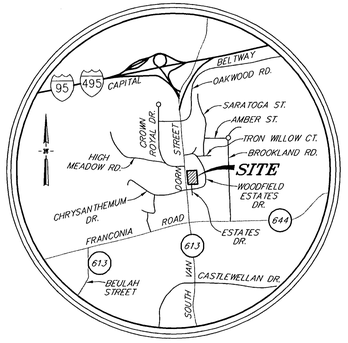


VICINITY MAP
SCALE: 1" = 2,000'

SITE TABULATION:

EXISTING ZONE:	R-3
PROPOSED ZONE:	PDH-8
GROSS SITE AREA (G.S.A.):	2.36 Ac. ± or 103,193 s.f. ±[1]
MAX DENSITY ALLOWED:	8.0 DU/Ac. ±
PROPOSED DENSITY:	7.2 DU/Ac. ±
MAXIMUM NUMBER OF UNITS ALLOWED:	18 SINGLE FAMILY ATTACHED UNITS
PROPOSED NUMBER OF UNITS:	17 SINGLE FAMILY ATTACHED UNITS
MINIMUM LOT SIZE:	NO REQUIREMENT
MAXIMUM BUILDING HEIGHT ALLOWED:	47'
YARD SETBACKS:	SEE THE TYPICAL SINGLE FAMILY ATTACHED UNIT PLAN ON SHEET 4 FOR MIN. SETBACKS
REQUIRED OPEN SPACE (25.0% OF G.S.A.):	0.59 Ac. ± or 25,798 s.f. ±
PROPOSED OPEN SPACE (32% ± OF G.S.A.):	0.76 Ac. ± or 33,000 s.f. ±
REQUIRED TREE COVER (20% OF G.S.A.):	0.47 Ac. ± or 20,639 s.f. ±
TREE COVER PROVIDED:	0.47 Ac. ± or 20,639 s.f. ± MIN.
PROVIDED COVER BREAKDOWN:	
CREDIT FOR TREES PRESERVED:	TO BE DETERMINED[2]
CREDIT FOR TREES PLANTED:	TO BE DETERMINED[2]
PARKING REQUIRED (17 UNITS X 2.3 SP. PER DU):	40 SPACES
PARKING PROVIDED:	74 SPACES[3]

(1) THE TOTAL AREA TO BE REZONED IS BASED ON A COMPUTED MATHEMATICAL CLOSURE OF THE RECORDED DEEDS AND PLATS.

(2) CREDIT FOR TREES PRESERVED AND PLANTED WILL BE DETERMINED AT THE SITE PLAN PHASE. PROPOSED TREES SHOWN ON THE PLAN MAY NOT TOTAL THE REQUIRED NUMBER OF TREES TO BE PLANTED, HOWEVER, NO LESS THAN THOSE SHOWN WILL BE PROVIDED.

(3) THE 'PARKING PROVIDED' CALCULATION IS BASE ON 2 GARAGE SPACES, 2 DRIVEWAY SPACES, AND 6 SURFACE SPACES.

DENSITY CALCULATIONS:

* IN ACCORDANCE TO FAIRFAX COUNTY ZONING ORDINACE SECTION 2-308-2D.

GROSS SITE AREA: 2.36 AC.
EQC ON SITE: .76

EQC REQUIRED FOR DENSITY QUALIFICATIONS = 30%
2.36 AC. * 30% = .70 AC.

DIFFERENCE IN DENSITY: .76-.70= .06 AC.
.06 * 4 = .24 DU.
2.3 * 8 = 18.4 DU.

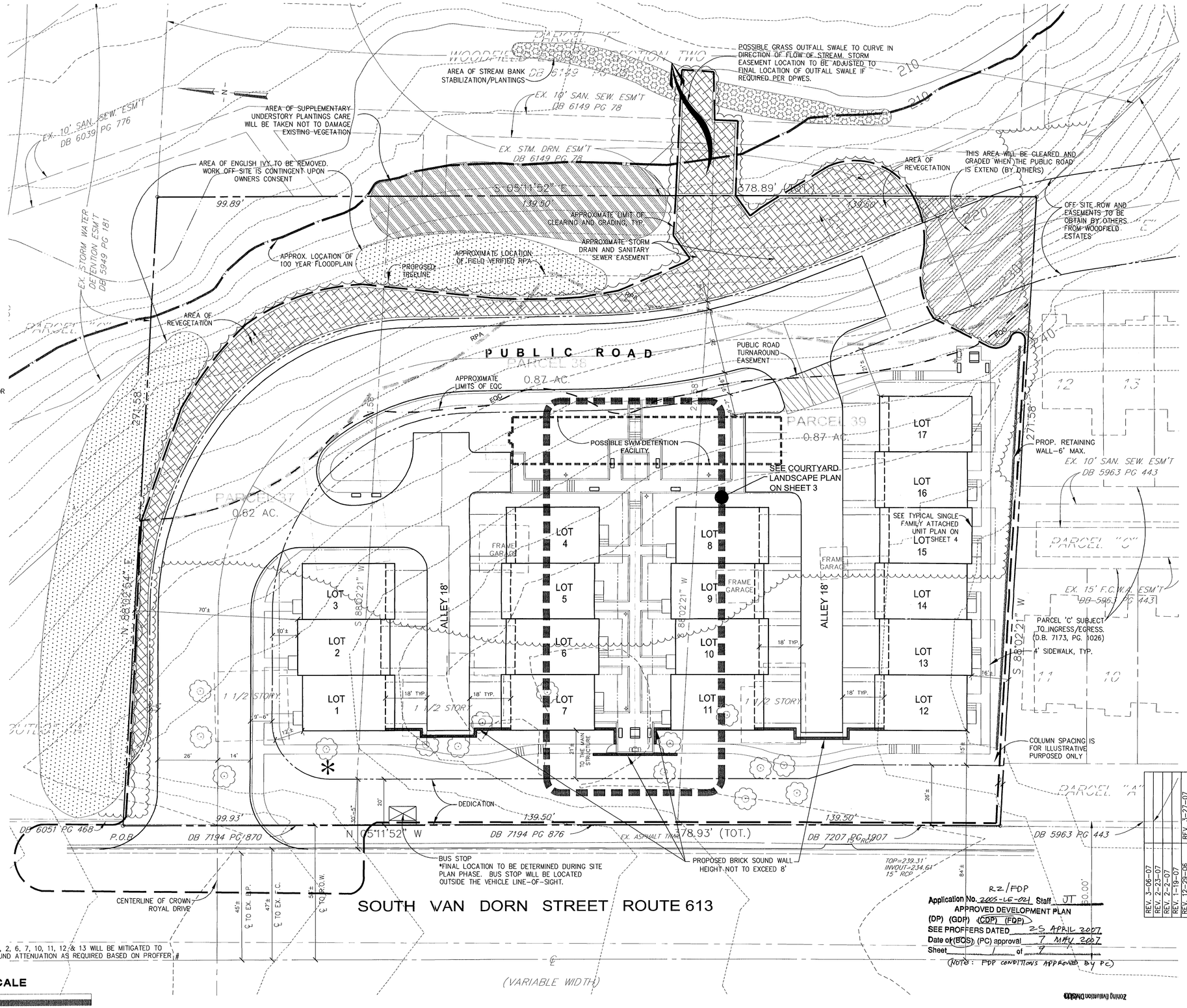
18.4 + .24 = 18.64 UNITS OR 18 UNITS MAX.

LEGEND:

- 100 YEAR FLOODPLAIN
- FIELD VERIFIED RESOURCE PROTECTION AREA (RPA)
- ENVIRONMENTAL QUALITY CORRIDOR (EQC)
- APPROXIMATE LIMITS OF CLEARING & GRADING
- EXISTING STREAM
- PROPOSED BRICK SOUND WALL
- PROPOSED RETAINING WALL **
- EXISTING TREELINE
- PROPOSED TREELINE
- POSSIBLE ENTRY FEATURE LOCATION
- EXISTING TREE
- EXISTING TREE (TO BE REMOVED)

** MAJOR RETAINING WALLS SHOWN ON PLAN. ADDITIONAL RETAINING WALLS OF A MUCH SMALLER SCALE (NOT SHOWN ON PLAN) MAY BE REQUIRED AT GRADE CHANGES BETWEEN UNITS AND AT COURTYARDS.

GRAPHIC SCALE
0 20 40 60 100
(1" = 20')



NOTE:

UNITS ON LOTS 1, 2, 6, 7, 10, 11, 12 & 13 WILL BE MITIGATED TO COMPLY WITH SOUND ATTENUATION AS REQUIRED BASED ON PROFFER # 36.

RZ/FDP
Application No. 2005-LE-021 Staff JT
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 25 APRIL 2007
Date of (BOS) (PC) approval 7 MAY 2007
Sheet ___ of ___
(NOTE: FDP CONDITIONS APPROVED BY PC)

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Department of Planning & Zoning
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Zoning Evaluation Division

REV. 3-06-07	REV. 3-27-07
REV. 2-23-07	REV. 2-10-06
REV. 2-2-07	REV. 7-10-06
REV. 1-19-07	REV. 8-4-06
REV. 12-29-06	REV. 11-10-06
BC REVISIONS	REV. 11-21-06
APRIL 1, 2005	REV. 11-27-06
APRIL 25, 2005	
MAY 20, 2005	
AUGUST 28, 2005	
REV. 11-11-05	

OWNER
MICHAEL V. & JOANNE M. CURTISS
5939 SOUTH VAN DORN STREET
ALEXANDRIA, VA 22310

BC Consultants
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12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
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COMMONWEALTH OF VIRGINIA
PETER L. RINEK
No. 3-27-07
LICENSED LANDSCAPE ARCHITECT

CONCEPTUAL/FINAL DEVELOPMENT PLAN
CURTISS PROPERTY

LEE MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

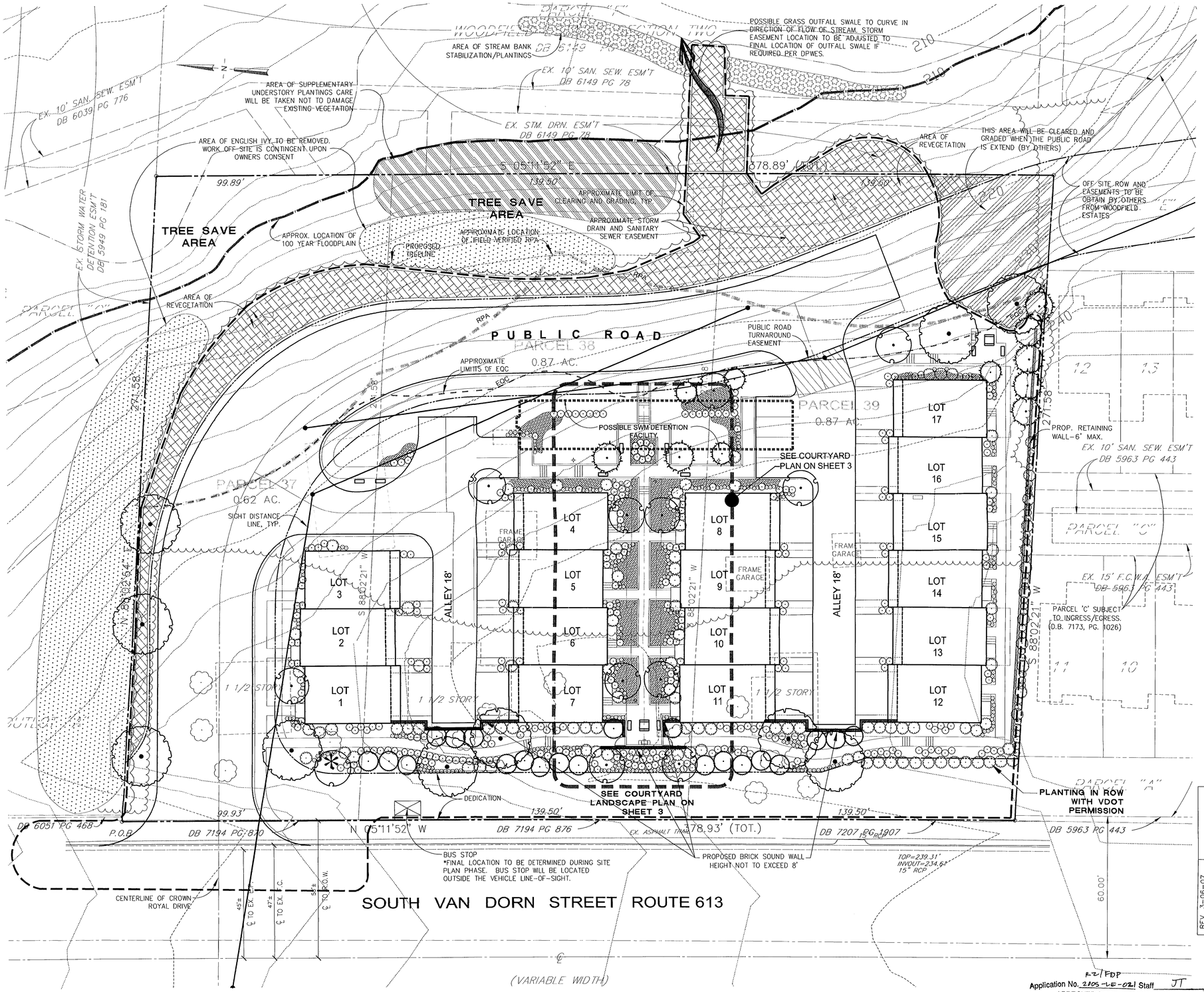
DESIGNED BY: RLM	
DRAFTED BY: CAD	
CHECKED BY: DDD	
DATE: MARCH, 2005	
SCALE: HOR. 1"= 20' VERT.	
SHEET 1 OF 9	
CO. NO. RZ/FDP2005LE021	
CAD NAME: P05010FDP.DWG	
LAYOUT: FDP	
FILE NO. 05010.01	

XREFS: P5010BAS P5053TOPO P5053BNDY

LEGEND:

- CENTER POST TABLE AND CHAIRS (2/3)
- BENCH (5/3)
- LIGHT (1/3)
- BBQ GRILL (3/3)
- LARGE DECIDUOUS TREE (3" TO 3-1/2" CAL.)
- ORNAMENTAL TREE (8' HIGH)
- EVERGREEN TREE (7' HIGH)
- SHRUB MASSING
- 100 YEAR FLOODPLAIN
- FIELD VERIFIED RESOURCE PROTECTION AREA (RPA)
- ENVIRONMENTAL QUALITY CORRIDOR (EQC)
- APPROXIMATE LIMITS OF CLEARING & GRADING
- EXISTING STREAM
- PROPOSED BRICK SOUND WALL (4/3)
- PROPOSED RETAINING WALL **
- EXISTING TREELINE
- PROPOSED TREELINE
- POSSIBLE ENTRY FEATURE LOCATION
- EXISTING TREE
- EXISTING TREE (TO BE REMOVED)

** MAJOR RETAINING WALLS SHOWN ON PLAN. ADDITIONAL RETAINING WALLS OF A MUCH SMALLER SCALE (NOT SHOWN ON PLAN) MAY BE REQUIRED AT GRADE CHANGES BETWEEN UNITS AND AT COURTYARDS.



GRAPHIC SCALE

0 20 40 60 100

(1" = 20')

THIS SHEET FOR LANDSCAPING PURPOSES ONLY

RZ/FDP
Application No. 2005-LE-021 Staff JT
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 25 APRIL 2007
Date of (BOS) (PC) approval 7 MAY 2007
Sheet 2 of 9

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www.bccon.com

COMMONWEALTH OF VIRGINIA
PETER L. RINCK
No. 3-2707
LANDSCAPE ARCHITECT

CONCEPTUAL/FINAL DEVELOPMENT PLAN
LANDSCAPE PLAN
CURTISS PROPERTY

LEE MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

REV. 3-06-07	
REV. 2-23-07	
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REV. 1-19-07	
REV. 12-29-06	REV. 3-27-07
BC REVISIONS	REV. 2-10-06
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AUGUST 28, 2005	REV. 11-21-06
REV. 11-11-05	REV. 11-27-06

OWNER
MICHAEL V. & JOANNE M. CURTISS
5939 SOUTH VAN DORN STREET
ALEXANDRIA, VA 22310

DESIGNED BY: RLM
DRAFTED BY: CAD
CHECKED BY: DDD
DATE: MARCH, 2005
SCALE: HOR. 1"= 20' VERT.
SHEET 2 OF 9
CO. NO. RZ/FDP2005LE021
CAD NAME: P5010LSC.DWG
LAYOUT:LANDSCAPE
FILE NO. 05010.01

XREF'S: P5010BAS P5053TOPO P5053BNDY

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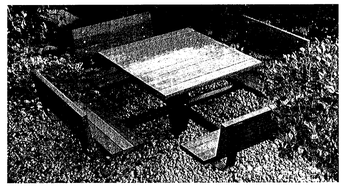
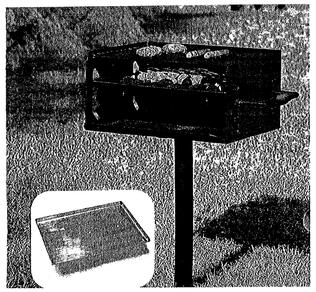
1/3 PHOTO **LIGHT (OR EQUAL)** NOT TO SCALE



MANUFACTURER: VICTOR STANLEY, INC
MODEL: CP-4 2X4 MAHOGANY OR EQUAL

NOTE: INSTALL PER MANUFACTURER'S SPECIFICATION

2/3 PHOTO **CENTER POST TABLE AND CHAIRS** NOT TO SCALE
23G-5010VictorStlyTable

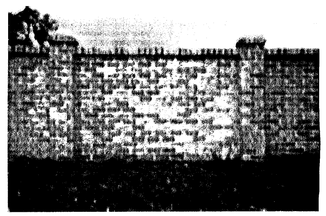


MANUFACTURER: DUMOR INC.
MODEL: GRILL 27 OR EQUAL

NOTE: INSTALL PER MANUFACTURER'S SPECIFICATION

QTY: 1

3/3 PHOTO **BARBECUE GRILL** NOT TO SCALE
19A-3035BBGril_mtnd

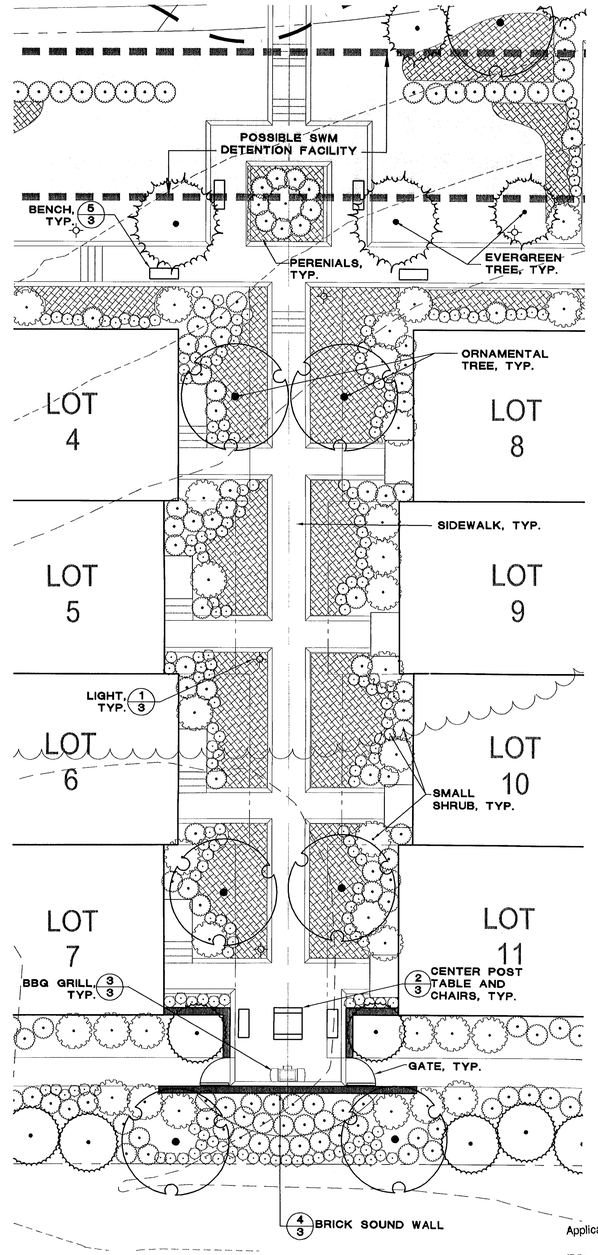


4/3 PHOTO **BRICK SOUND WALL (OR EQUAL)** NOT TO SCALE

MANUFACTURER: VICTOR STANLEY, INC
MODEL: TK-8292-60-5FT-BENCH OR EQUAL

NOTE: INSTALL PER MANUFACTURER'S SPECIFICATION

5/3 PHOTO **BENCH OR EQUAL** NOT TO SCALE
23IMG-TK-8292-60-5FT



COURTYARD LANDSCAPE PLAN

SCALE: 1"=10'

RZ/FDP
Application No. 2005-LE-021 Staff JT
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 25 APRIL 2007
Date of (BOS) (PC) approval 7 MAY 2007
Sheet 3 of 9

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COMMONWEALTH OF VIRGINIA
PETER L. RINEK
No. 389-322707
CERTIFIED LANDSCAPE ARCHITECT

CONCEPTUAL/FINAL DEVELOPMENT PLAN
COURTYARD LAYOUT AND DETAILS
CURTISS PROPERTY
LEE MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

3-27-07	BC REVISIONS
	REV. 7-10-06
	REV. 8-4-06
	REV. 11-10-06
	REV. 11-21-06
	REV. 11-27-06
	REV. 12-29-06
	REV. 1-19-07
	REV. 2-2-07
	2-23-07
	REV. 3-06-07

OWNER:
MICHAEL V. & JOANNE M. CURTISS
5939 SOUTH VAN DORN STREET
ALEXANDRIA, VA 22310

DESIGNED BY: RLM	
DRAFTED BY: CAD	
CHECKED BY: DDD	
DATE: MARCH, 2005	
SCALE: HOR. 1"= 10' VERT.	
SHEET 3 OF 9	
CO. NO. RZ/FDP2005LE021	
CAD NAME: P5010COURTYD.DWG	
LAYOUT:COURTYARD LAYOUT	
FILE NO. 05010.01	

XREFS: P5010BAS P5053TOPO P5053BNDY

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GENERAL NOTES:

1. THE PROPERTY DELINEATED ON THIS CONCEPTUAL/FINAL DEVELOPMENT PLAN (CDP/FDP) IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP # 81-4-((1)), PARCELS 37, 38, AND 39. EACH PARCEL IS CURRENTLY ZONED R-3.

2. THE TOPOGRAPHY IS SHOWN AT A 2 FOOT CONTOUR INTERVAL THAT WAS INTERPOLATED FROM A 5 FOOT INTERVAL AS PROVIDED PER THE FAIRFAX COUNTY GIS INFORMATION. BC CONSULTANTS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES DUE TO INACCURACIES IN TOPOGRAPHIC INFORMATION SHOWN HEREON.

3. THE BOUNDARY INFORMATION SHOW HEREON IS FROM DEEDS OF RECORD AND ADJACENT INFORMATION AND DOES NOT REPRESENT A FIELD SURVEY. NO TITLE REPORT WAS PROVIDED.

4. THE PROPERTY SHOWN ON THIS CDP/FDP IS IN THE LEE MAGISTERIAL DISTRICT, THE CAMERON SANITARY SEWER DISTRICT (I-3 SEWER SUB SHED), AND THE CAMERON RUN WATER SHED.

5. THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN AND WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS EXCEPT FOR THE FOLLOWING MODIFICATIONS:

   * REQUEST THAT THE BOARD OF SUPERVISORS RECOMMEND TO THE FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPWES) TO APPROVE THE USE OF AN (EXISTING) OFF-SITE STORMWATER MANAGEMENT FACILITY FOR DETENTION ONLY. STORMWATER MANAGEMENT FOR BEST MANAGEMENT PRACTICES WILL BE FACILITATED ON-SITE.

   * REQUEST THAT THE BOARD OF SUPERVISORS RECOMMEND TO THE DPWES APPROVAL OF A MODIFICATION OF THE PRIVATE DRIVE AISLE AS SHOWN ON PLAN.

   * WAIVER OF THE 200 s.f. PRIVACY YARD IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 6, SECTION 6-107, PARAGRAPH 2 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

   * MODIFICATION OF THE SOUND WALL HEIGHT TO 8 FEET AS ILLUSTRATED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 10, SECTION 104 B, OF THE FAIRFAX COUNTY ZONING ORDINANCE.

6. ACCORDING TO THE COUNTY WIDE TRAILS PLAN DATED 2001, THERE IS A MAJOR PAVED PEDESTRIAN TRAIL REQUIRED ALONG SOUTH VAN DORN STREET. THE 8' WIDE ASPHALT COMPREHENSIVE PLAN TRAIL WAS CONSTRUCTED WITHIN THE R.O.W. DURING THE LAST SOUTH VAN DORN STREET WIDENING.

7. THE COUNTY OF FAIRFAX IS THE PUBLIC WATER AND SANITARY SEWER SUPPLY AGENCY FOR THIS DEVELOPMENT.

8. STORMWATER MANAGEMENT (SWM) TO BE PROVIDED IN AN OFF-SITE POND WHILE BEST MANAGEMENT PRACTICES (BMP) WILL BE PROVIDED ON SITE IN ACCORDANCE WITH THE FAIRFAX COUNTY ORDINANCES AS MAY BE APPROVED BY THE FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES. SEE SHEETS 6 AND 6A FOR ALL REQUIRED SWM/BMP INFORMATION.

9. THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND THOSE SHOWN ARE APPROXIMATE. THERE ARE NO KNOWN EXISTING UNDERGROUND UTILITY EASEMENTS HAVING A 25' WIDTH OR MORE ON THE SITE.

10. UTILITIES AS SHOWN ON THESE PLANS OR SEPARATE EXHIBITS ARE APPROXIMATE AND MAY CHANGE WITH FINAL ENGINEERING.

11. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE OR FEDERAL LAWS.

12. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON THIS SITE. ALL EXISTING STRUCTURES FOUND ON SITE SHALL BE REMOVED. THEIR DATES OF CONSTRUCTION ARE NOT KNOWN.

13. ANY AND ALL OFF-SITE GRADING, R.O.W., PARKING, ACCESS & UTILITY CROSSING SHALL BE ALLOWED WITH PERMISSION OF ADJACENT OWNERS.

14. THE PUBLIC ROAD SHALL CONFORM TO THE STANDARDS AS SHOWN ON THE PLAN.

15. IN ACCORDANCE WITH ARTICLE 16, PART 4, SECTION 16-403, PARAGRAPH 4, OF THE FAIRFAX COUNTY ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS, PARKING SPACES, GARAGES, SIDEWALKS, AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN AS LONG AS THERE IS NO DECREASE IN LANDSCAPING, NUMBER OF PARKING SPACES, OR OPEN SPACE.

16. THE APPROXIMATE LIMITS OF CLEARING AND GRADING ARE SHOWN ON THE PLAN. WHERE THE LIMITS ARE SHOWN ADJACENT TO A PROPERTY LINE IT SHALL BE ASSUMED THAT THE LIMITS EXTEND TO THE PROPERTY LINE.

17. STOOP AND STEP LOCATIONS AND CONFIGURATIONS (INCLUDING NUMBER OF STEPS) ARE PRELIMINARY AND MAY CHANGE WITH FINAL ENGINEERING.

18. THE LOWEST PART OF THE LOWEST FLOOR OF THE PROPOSED DWELLING UNITS SHALL BE AT LEAST 18" ABOVE THE 100 YEAR WATER SURFACE ELEVATION FOR THE SITE.

16-501 CONCEPTUAL DEVELOPMENT PLAN COMMENTS:

1. A. VICINITY MAP AS SHOWN ON PLAN.
   B. TITLE OWNER:
   MICHAEL V. & JOANNE M. CURTISS
   5939 SOUTH VAN DORN STREET
   ALEXANDRIA, VIRGINIA

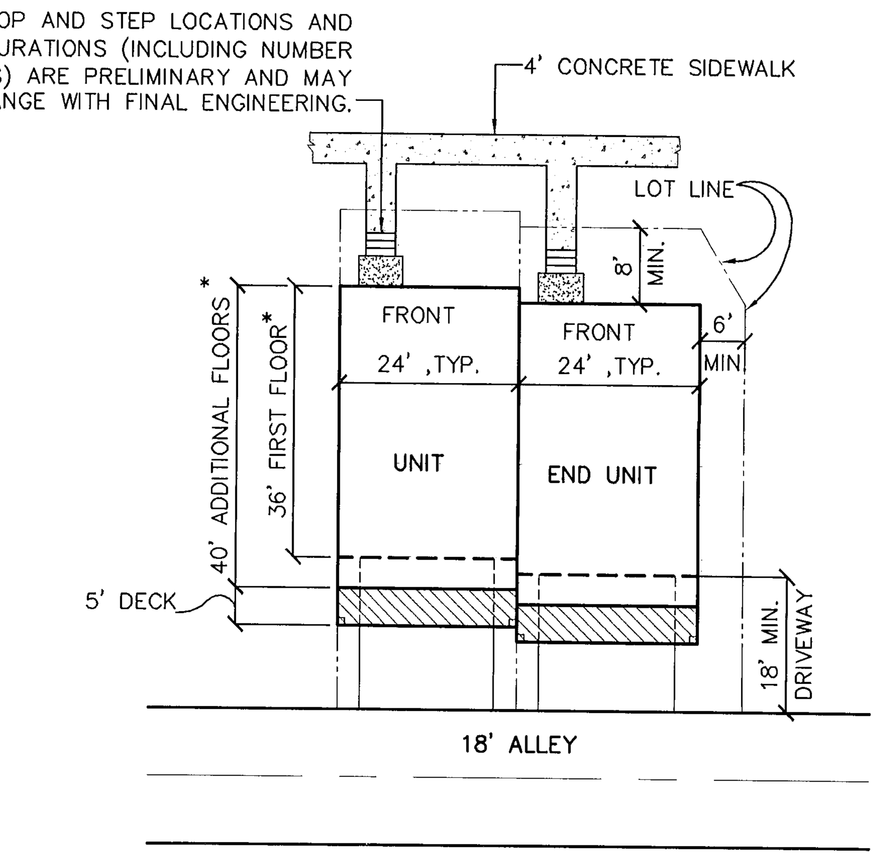
OWNER AND AREA TABULATION

PARCEL NO.	ZONING	OWNER	DEED BOOK/ PAGE	AREA (COMPUTED) (SEE NOTE 3)
081-4-01-0037	R-3	MICHAEL V. CURTISS JOANNE M. CURTISS	11402/805	0.62 AC.
081-4-01-0038	R-3	MICHAEL V. CURTISS JOANNE M. CURTISS	11402/802	0.87 AC.
081-4-01-0039	R-3	MICHAEL V. CURTISS JOANNE M. CURTISS	13693/2091	0.87 AC.
TOTAL AREA TO BE REZONED				2.36 AC.

   C. TOPOGRAPHY AS SHOWN ON THE PLAN. SEE GENERAL NOTE 2.
   D. SCALE AND NORTH ARROW AS SHOWN ON THE PLAN.
   E. APPROXIMATE LOCATION AND ARRANGEMENT OF PROPOSED STRUCTURES AND USES AS SHOWN ON PLAN.
   F. PROPOSED CIRCULATION AS SHOWN ON THE PLAN. SEE GENERAL NOTE 6 FOR TRAILS REQUIREMENTS.
   G. MAJOR OPEN SPACE AS SHOWN ON THE PLAN.
   H. NUMBER OF PARKING SPACES PROVIDED AND REQUIRED AS SHOWN ON PLAN.
   I. EXISTING AND PROPOSED ROADS AND, REQUIRED DIMENSIONS AS SHOWN ON THE PLAN.
   J. E.Q.C. AS SHOWN ON PLAN. R.P.A. AREA FALLS WITHIN THE LIMITS OF THE E.Q.C. THE E.Q.C. AND R.P.A. WILL BE DISTURBED PER COMPREHENSIVE PLAN ROAD.
   K. INFORMATION REGARDING VEGETATION IS SHOWN ON THE EXISTING VEGETATION MAP, SHEET 5.
   L. STORMWATER MANAGEMENT AS SHOWN ON THE PLAN. SEE GENERAL NOTE 8 AND SHEET 6.
   M. EXISTING UTILITY EASEMENTS AS SHOWN ON THE PLAN OR REFER TO GENERAL NOTE 9.
   N. AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION ON THE PROPERTY SHALL BE CONSIDERED FOR TREE PRESERVATION AND PASSIVE RECREATION DEVELOPMENT. (EXCEPT WHERE DISTURBED BY COMP. PLAN ROAD AND AND UTILITY OUTFALLS AS SHOWN ON PLAN.
   O. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
   P. THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
   Q. ALL REQUIRED LANDSCAPE SCREENING IS SHOWN ON THE PLAN. PERIPHERAL DIMENSIONS ARE AS SHOWN ON THE PLAN. REFER TO THE TYPICAL SINGLE FAMILY ATTACHED UNIT PLAN SHOWN ELSEWHERE ON THIS SHEET FOR ADDIITIONAL SETBACK INFORMATION.
   R. THE DATES OF CONSTRUCTION OF ALL STRUCTURES ON SITE ARE NOT KNOWN.
   S. N/A
   T. REFER TO THE SITE TABULATIONS FOR PROPOSED NUMBER OF DWELLING UNITS.
   U. REFER TO THE SITE TABULATIONS FOR OPEN SPACE CALCULATIONS.
   V. SEE GENERAL NOTE 5 FOR ORDINANCE CONFORMANCE AND/OR WAIVERS AND MODIFICATIONS.
   W. AMENITY AREAS ARE AS SHOWN ON THE PLAN.
   X. DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED AS MARKET CONDITIONS ALLOW.

16-502 FINAL DEVELOPMENT PLAN COMMENTS:

1. A. VICINITY MAP AS SHOWN ON THE PLAN.
   B. PROPERTY LINE INFORMATION AS SHOWN ON THE PLAN.
   C. REFER TO THE SITE TABULATIONS FOR OVERALL SITE AREA.
   D. SCALE AND NORTH ARROW AS SHOWN ON THE PLAN.
   E. EXISTING STREET INFORMATION AS SHOWN ON THE PLAN.
   F. TOPOGRAPHY AS SHOWN ON THE PLAN. SEE GENERAL NOTE 2.
   G. PROPOSED USES AS SHOWN ON THE PLAN.
   H. MAXIMUM BUILDING HEIGHT IS 47'.
   I. DISTANCES FROM PROPOSED DEVELOPMENT (LOT LINE)) TO THE SITE BOUNDARY ARE SHOWN ON THE PLAN.
   J. THE ANGLE OF BULK PLANE IS NOT APPLICABLE TO THIS PROJECT.
   K. PROPOSED CIRCULATION AS SHOWN ON THE PLAN. REFER TO GENERAL NOTE 6 FOR COMPREHENSIVE PLAN TRAILS INFORMATION.
   L. N/A
   M. OPEN SPACE AND AMENITY AREAS ARE AS SHOWN ON THE PLAN.
   N. INFORMATION REGARDING VEGETATION AS SHOWN ON THE EXISTING VEGETATION MAP, SHEET 5.
   O. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
   P. PROPOSED UTILITIES AS SHOWN ON THE PLAN OR REFER TO GENERAL NOTE 10.
   Q. STORMWATER MANAGEMENT AS SHOWN ON THE PLAN.. SEE GENERAL NOTE 8 AND SHEET 6.
   R. EXISTING UTILITY EASEMENTS AS SHOWN ON THE PLAN OR REFER TO GENERAL NOTE 9.
   J. E.Q.C. AS SHOWN ON PLAN. R.P.A. AREA FALLS WITHIN THE LIMITS OF THE E.Q.C. THE E.Q.C. AND R.P.A. WILL BE DISTURBED PER COMPREHENSIVE PLAN ROAD.
   T. DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED BY MARKET CONDITIONS.
2. REFER TO THE SITE TABULATIONS.
3. SOILS CLASSIFICATION MAP TO BE SUBMITTED WITH THIS PLAN.
4. AN ARCHITECTURAL SKETCH IS SHOWN ELSEWHERE ON THIS SHEET. LIGHT FIXTURE LOCATIONS ARE SHOWN ON THE PLAN AND REFERENCED TO THE DETAIL SHOWN ON SHEET 3. AN APPROXIMATE LOCATION OF A POSSIBLE ENTRY FEATURE (E.G. SIGN) IS SHOWN ON THE PLAN. NO DESIGN DETAILS HAVE BEEN DETERMINED AT THIS TIME, HOWEVER, ANY SIGN PROVIDED WILL BE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 12 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
5. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON SITE. IF ANY SUBSTANCES ARE FOUND THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.
6. SEE GENERAL NOTE 5 FOR ORDINANCE CONFORMANCE AND/OR WAIVERS AND MODIFICATIONS.
7. N/A
8. N/A.

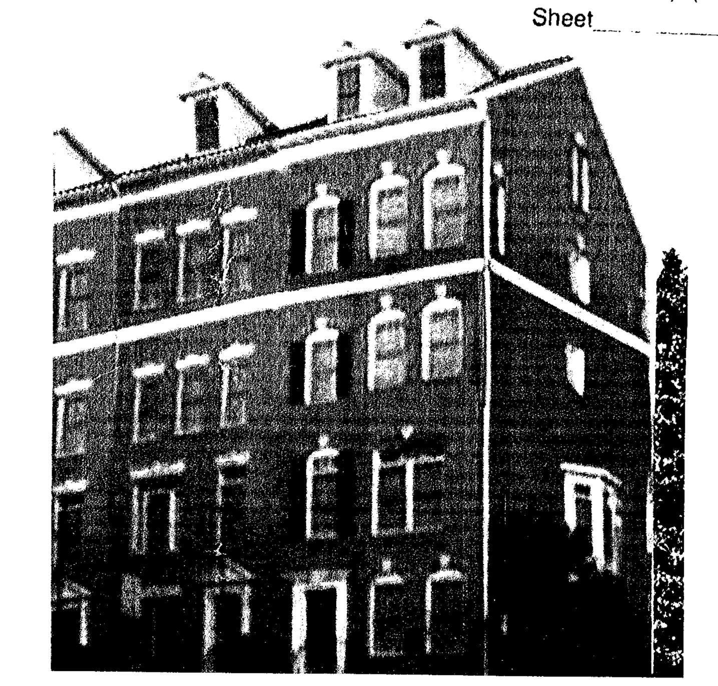


* TYPICAL FOR BOTH INTERIOR AND END UNIT

TYPICAL SINGLE FAMILY ATTACHED UNIT PLAN

SCALE 1"=10'

RZ/FDP
Application No. 2005-LE-021 Staff JT
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 25 APRIL 2007
Date of (BOS) (PC) approval 7 MAY 2007
Sheet 4 of 9



ARCHITECTURAL ELEVATIONS

NO SCALE

NOTE:

THE ELEVATIONS SHOWN HEREON ARE TO CERTIFY THE QUALITY OF THE PROPOSED UNITS AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN MAY CHANGE BUT SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE TYPES OF MATERIALS SHOWN AND THE TYPES, EXTENT AND DESIGN INTENT OF THE FEATURES DEPICTED.

BC Consultants
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COMMONWEALTH OF VIRGINIA
PETER L. RINEK
No. 388
3/27/07
CERTIFIED LANDSCAPE ARCHITECT

GENERAL NOTES AND COMMENTS

CURTISS PROPERTY

LEE MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

REV. 3-06-07	
REV. 2-23-07	
REV. 2-2-07	
REV. 1-19-07	
REV. 12-29-06	3-27-07
BC REVISIONS	
	REV. 2=10=06
APRIL 25, 2005	REV. 7-10-06
MAY 20, 2005	REV. 11-10-06
AUGUST 28, 2005	REV. 11-21-06
REV. 11-11-05	REV. 11-27-06

OWNER
MICHAEL V. & JOANNE M. CURTISS
5939 SOUTH VAN DORN STREET
ALEXANDRIA, VA 22310

DESIGNED BY: RLM
DRAFTED BY: CAD
CHECKED BY: DDD
DATE: MARCH, 2005
SCALE: HOR. N/A VERT.
SHEET 4 OF 9
CO. NO. RZ/FDP2005LE021
CAD NAME: P5010NOT.DWG
LAYOUT: NOTES
FILE NO. 5010.01

XREFS: 0000BAS 0000TOPO 0000XXXX

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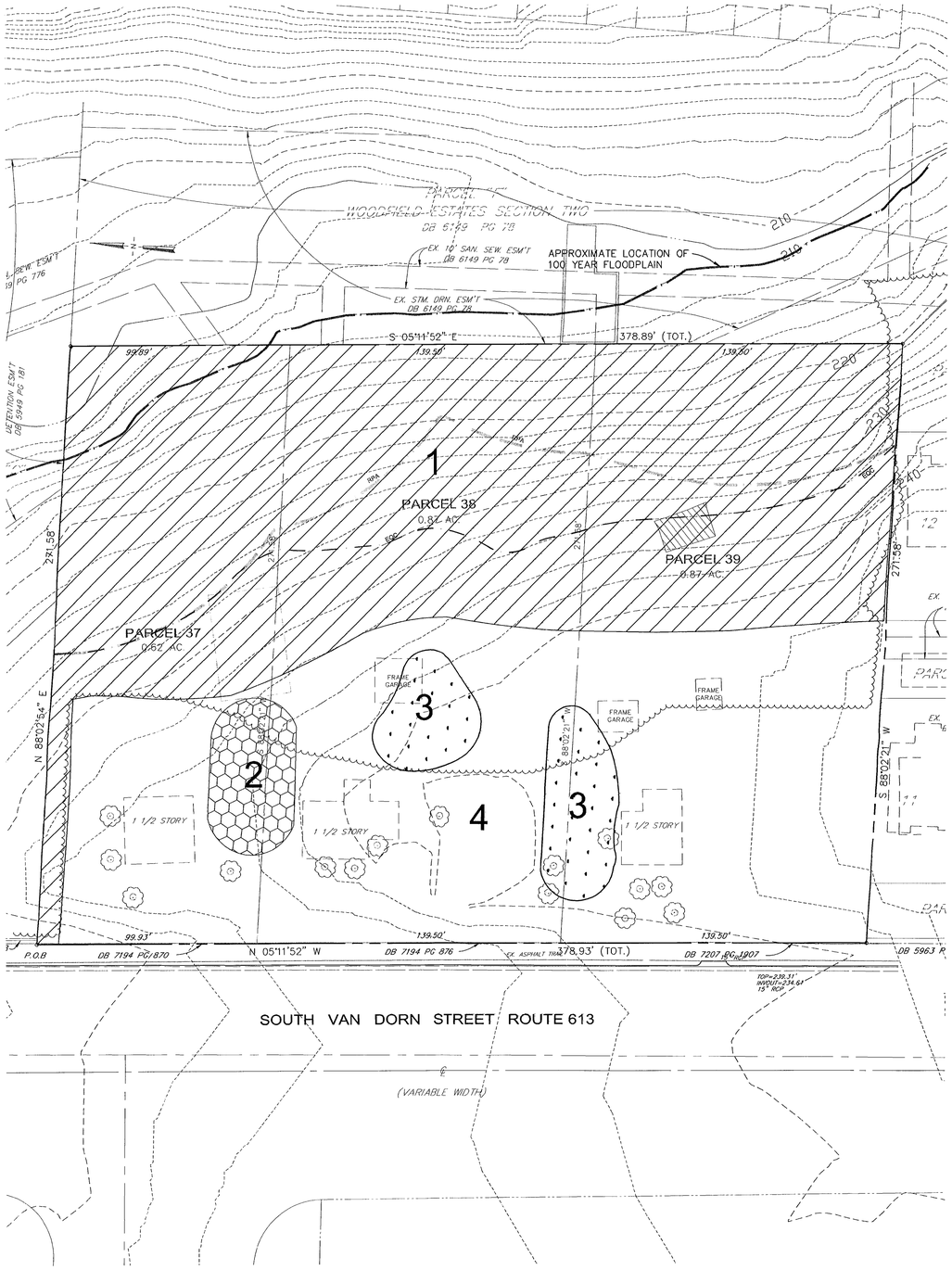

COVER TYPE 1

COVER TYPE 2

COVER TYPE 3

COVER TYPE 4

EVM SUMMARY TABLE:

	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	AREA (AC.)	COMMENTS
1	MIXED HARDWOODS	MAPLES, OAKS, BEECH, BLACK CHERRY	SUB-CLIMAX	1.15 Ac.	THE PRIMARY SPECIES INCLUDE OAKS, BEECH AND MAPLES. IVY HAS BEGUN TO GROWN UP THE SIDES OF TREES ALONG THE TREELINE.
2	INDIVIDUAL SPECIES/ DEVELOPED	OAKS, AND BAMBOO	SUB-CLIMAX	0.06 Ac.	THIS AREA CAN BE CHARACTERIZED BY MASSES OF SPREADING BAMBOO SPECIES AND SOME INDIVIUAL OAKS.
3	INDIVIDUAL SPECIES/ DEVELOPED	OAKS, MAPLES, AND PINES	SUB-CLIMAX	0.10 Ac.	THIS AREA CAN BE CHARACTERIZED BY AN EXISTING CLUSTER OF 12" - 24" DIA. TREES. TREES IN MODERATE TO POOR CONDITION.
4	OPEN FIELD/ DEVELOPED	MAPLES, OAKS, PINES, CEDARS	N/A	1.05 Ac.	THIS AREA IS OPEN LAWN CONTAINING A FEW SCATTERED 12" - 24" DIA. TREES AS WELL FOUNDATION PLANTINGS AROUND THE EXISTING STRUCTURE. TREES IN MODERATE TO POOR CONDITION.
			TOTAL ACREAGE	2.36 Ac.	

* COVERAGE AREAS SHOWN ARE APPROXIMATE.

RZ/FDP
Application No. 2005-LE-021 Staff JT
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (EDP)
SEE PROFFERS DATED 25 APRIL 2007
Date of (BOS) (PC) approval 7 MAY 2007
Sheet 5 of 9

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COMMONWEALTH OF VIRGINIA
PETER L. RINEK
No. 3587
3/27/07
CERTIFIED LANDSCAPE ARCHITECT

EXISTING VEGETATION MAP

CURTISS PROPERTY

LEE MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

3-27-07	
03-06-07	
2-23-07	
2-2-07	
REV. 1-19-07	
BC REVISIONS	6-30-05
APRIL 1, 2005	7-10-05
APRIL 25, 2005	11-10-06
MAY 20, 2005	11-21-06
REV. 11-11-05	11-27-06
2-10-06	12-29-06

OWNER
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FAIRFAX, VA 22030-3907

DESIGNED BY: RLM
DRAFTED BY: CAD
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DATE: MARCH, 2005
SCALE: HOR. 1"= 30' VERT.
SHEET 5 OF 9
CO. NIO. RZ/FDP2005LE021
CAD INAME: 5010EVM.DWG
LAYOUT: EVM
FILE NO. 5010.01

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BMP CALCS. USING THE OPTION OF RAINTANKS

BMP FACILITY DESIGN CALCULATIONS

PLAN NAME: Curtis Property DATE: 12/26/2006
CO. PLAN #: ENGINEER: KAS

I. WATER QUALITY NARRATIVE

The Atlantis RainTank will provide underground storage for Storm Water Management and will use infiltration for Best Management Practices. Waivers will be submitted to allow the use of an Innovative BMP Facility and Underground Storage.

II. WATERSHED INFORMATION

PART 1: LIST ALL OF THE SUBAREAS AND "C" FACTORS USED IN THE BMP COMPUTATIONS

SUBAREA DESIGNATION & DESCRIPTION (1)		"C" (2)	AREA (AC.) (3)
#1	Offsite to RainTank	0.74	0.47
#2	Onsite to RainTank	0.80	1.75
#3	Conservation	0.35	0.26
#4	Onsite Undetained	0.35	0.35

PART 2: COMPUTE THE WEIGHTED AVERAGE "C" FACTOR FOR THE SITE

(A) AREA OF THE SITE (a) 2.36 ACRES

(B) SUBAREA DESIGNATION (1)		"C" (2)		AREA (AC.) (3)		PRODUCT (4)
#1	Offsite to RainTank	0.00	X	0.00	=	0.00
#2	Onsite to RainTank	0.80	X	1.75	=	1.40
#3	Conservation	0.35	X	0.26	=	0.09
#4	Onsite Undetained	0.35	X	0.35	=	0.12
				(b) TOTAL	=	1.61

(C) WEIGHTED AVERAGE "C" FACTOR (b) / (a) = (c) 0.68

PART 3: COMPUTE THE TOTAL PHOSPHORUS REMOVAL FOR THE SITE

SUBAREA DESIGNATION (1)	BMP TYPE (2)	REMOVAL EFF. (%) (3)		AREA RATIO (4)		"C" FACTOR RATIO (5)		PRODUCT (6)
#1	RainTank	50	X	0.20	X	1.08	=	10.78
#2	RainTank	50	X	0.74	X	1.17	=	43.38
#3	Conservation	100	X	0.11	X	1.00	=	11.02
#4	Undetained	0	X	0.15	X	0.51	=	0.00
						(a) TOTAL	=	65.18

PART 4: DETERMINE COMPLIANCE WITH PHOSPHORUS REMOVAL REQUIREMENT

(A) SELECT REQUIREMENT: (a) 40 %
(FAIRFAX COUNTY CHESAPEAKE BAY PRESERVATION AREA - 40%)
OR (FAIRFAX COUNTY WATER SUPPLY OVERLAY DISTRICT - 50%)

(B)IF LINE 3 (a) 65.18 % > LINE 4(a) 40 %
THEN PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED.

V. STORAGE

PART 7: COMPUTE THE WEIGHTED AVERAGE "C" FACTOR FOR EACH PROPOSED BMP FACILITY
(A) LIST AREAS TO BE CONTROLLED BY THE PROPOSED BMP.

SUBAREA DESIGNATION (1)		"C" (2)		AREA (AC.) (3)		PRODUCT (4)
#1	Offsite to RainTank	0.74	X	0.47	=	0.35
#2	Onsite to RainTank	0.80	X	1.75	=	1.40
#3			X		=	
#4			X		=	
				(a) 2.22	(b)	1.75

(C) WEIGHTED AVERAGE "C" FACTOR (b) / (a) = (c) 0.79

PART 8: DETERMINE THE STORAGE REQUIRED FOR EACH PROPOSED FACILITY

(C) INFILTRATION TRENCH
*DESIGN 1 (0.50 INCH PER IMPERVIOUS ACRE)
0.50 x 36.30 x (%IMP.) 1415.7 X LINE 7(a) 2.22 = 3142.854 CF

UNDERGROUND DETENTION (RAINTANK) VOLUME ESTIMATE

```
Type.... Target Outflow Volume Estimates                    Page 0.01
Name.... POND 10

File.... V:\Project\_2005\05010\Engr\Hastaed\PondPack\postdevTank.ppw

DETENTION STORAGE ESTIMATES -- Target Peak Outflow Rate

           Inflow    Outflow    Volume
Return     Peak In   Target     Curvlinr
Events     (cfs)     (cfs)      (cu.ft)
-------------------------------------------
    1       5.565      .520       7568  * 1YR STORM 24HR Release
    2       6.952     1.060       8500
   10      12.482     4.060      12831

CALCULATION TIME RANGES

           Curvilinear
Return     From     To
Events     (hrs)    (hrs)
----------------------
    1      5.79   12.57
    2      5.09   12.31
   10      3.40   12.15

S/N:  2EYXYWH9LGA7                                BC Consultants, Inc.
PondPack (10.00.016.00)        10:20 AM                    1/12/2007
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PRELIMINARY STORM WATER MANAGEMENT AND BMP NARRATIVE

THE CURTISS PROPERTY SITE IS LOCATED ON SOUTH VAN DORN STREET (RTE 613), NORTHEAST OF THE SOUTH VAN DORN STREET AND WOODFIELD ESTATES COURT INTERSECTION. THERE ARE A FEW EXISTING STRUCTURES ONSITE. THE SITE IS BORDERED TO THE WEST BY SOUTH VAN DORN STREET AND TO THE NORTH BY AN EXISTING SWM FACILITY LOCATED IN THE WILLOW CREEK TOWNHOUSE DEVELOPMENT. TO THE SOUTH IS WOODFIELD ESTATES SECTION ONE (TOWNHOUSE DEVELOPMENT) AND TO THE EAST IS AN EXISTING 100-YEAR FLOODPLAIN AND WOODFIELD ESTATES SECTION TWO. THE SITE IS 2.36 ACRES AND IS TO BE DEVELOPED WITH TOWNHOUSES.

THE SITE DRAINS EAST TOWARD THE EXISTING FLOODPLAIN. THE MAJORITY OF THIS AREA IS RPA AND EQC WHICH WILL REMAIN MOSTLY UNDISTURBED, EXCEPT FOR ALLOWED DISTURBANCES. THE AREA THAT IS UNDISTURBED WILL BE PLACED IN A CONSERVATION EASEMENT AND FLOODPLAIN EASEMENT.

FAIRFAX COUNTY PLAN #5533-SP-01 (WILLOW CREEK) SHOWS AN EXISTING SWM FACILITY IN THE EXISTING FLOODPLAIN. THE CURTISS PROPERTY DRAINS INTO THE FLOODPLAIN AND THEN INTO THE SWM FACILITY. THE STORM DETENTION COMPUTATIONS FOR THE WILLOW CREEK PLAN SHOWS 145.12 ACRES WITH A POST-DEVELOPMENT C FACTOR OF 0.56 DRAINING TO THE SWM FACILITY. HOWEVER, THE DESIGN FOR THE FACILITY ONLY CONTROLS THE RUNOFF FOR THE WILLOW CREEK DEVELOPMENT AREA OF 10.35 ACRES. THE REMAINING 134.77 ACRES OF OFFSITE AREA (INCLUDING THE CURTISS PROPERTY) ARE PASSED THROUGH THE FACILITY. THE EXISTING POND COMPUTATIONS WERE REVISED TO DETERMINE WHAT (IF ANY) MODIFICATIONS WOULD BE NECESSARY TO THE POND STRUCTURE OR POND GRADING TO MAKE THE EXISTING FACILITY ADEQUATE TO CONTROL SWM FOR THE SITE. IT WAS DETERMINED THAT THE EXISTING FACILITY WAS ADEQUATE TO CONTROL THE INCREASE FROM PRE-DEVELOPMENT TO POST-DEVELOPMENT FLOWS FOR THE CURTISS PROPERTY WITHOUT ANY STRUCTURAL OR GRADING CHANGES. A MEMO DETAILING THE ANALYSIS WAS SENT TO VALERIE TUCKER ON 2/1/2006 AND HAS BEEN INCLUDED ON THIS SHEET. UNDERGROUND RAIN TANKS WILL BE DESIGNED AS A POSSIBLE OPTION TO CONTROL THE 2YR AND 10YR STORM EVENTS ON-SITE, IN THE EVENT THAT THE EXISTING OFFSITE SWM FACILITY CAN NOT BE USED.

BMP'S WILL BE CONTROLLED ON-SITE. ROUGHLY 0.20 ACRES WILL BE UNDISTURBED AND PLACED IN A CONSERVATION EASEMENT. THIS GIVES THE CURTISS PROPERTY 8% PHOSPHORUS REMOVAL. THE REMAINING PHOSPHORUS REMOVAL CAN BE OBTAINED WITH THE USE OF INFILTRATION THROUGH RAINTANKS. THE MINIMUM 40% PHOSPORUS REMOVAL CAN BE ACHIEVED WITH THE COMBINATION OF RAINTANKS (INFILTRATION) AND CONSERVATION AREA (SEE COMPUTATIONS THIS SHEET). THE REQUIRED PHOSPHORUS REMOVAL IS 40%. A WAIVER REQUEST WILL BE SUBMITTED TO ALLOW THE USE OF THIS INNOVATIVE BMP FACILITY. IN THE EVENT THAT THE RAINTANKS CAN NOT BE USED FOR INFILTRATION, FILTERRAS WILL BE USED IN ITS PLACE. THE USE OF FILTERRAS AND CONSERVATION AREA ALLOWS 40% PHOSPHORUS REMOVAL. DRAINAGE AREA FROM THE PUBLIC ROW MUST DRAIN INTO THE PRIVATE ROAD TO ALLOW A FILTERRA DEVICE TO TREAT THE RUNOFF AND MEET THE MINIMUM 40% PHOSPHORUS REMOVAL.

IF SWM IS ON SITE, THEN THE DETENTION METHOD WILL BE USED TO SHOW ADEQUATE OUTFALL REQUIREMENT IS MET. (DETENTION METHOD: 1YR STORM VOLUME DETAINED MINIMUM 24HR, 2YR & 10YR REDUCED TO PREDEV.)THE SITE WILL OUTFALL INTO THE FLOODPLAIN AND EX. SWM POND. RIP-RAP, CHECK-DAMS, OR OTHER VELOCITY REDUCING MEASURES WILL BE PROVIDED TO CONTROL THE FLOWS AND REDUCE EROSIVE VELOCITIES PRIOR TO REACHING THE EXISTING STREAM. ADEQUATE OUTFALL IS INTO AN 100-YEAR FLOODPLAIN AND EXISTING DRAINAGE FACILITY.

OUR FIRST OPTION IS TO USE THE EXISTING OFFSITE POND FOR SWM AND RAINTANKS TO MEET THE BMP REQUIREMENTS. IF THE OFFSITE POND COULD NOT BE USED THAN OUR OPTION WOULD BE TO USE RAINTANKS FOR SWM AND BMP'S. IF RAINTANKS CAN NOT BE USED FOR INFILTRATION THAN FILTERRAS WILL BE USED FOR BMP'S.

BMP CALCS. USING THE OPTION OF FILTERRAS

BMP FACILITY DESIGN CALCULATIONS

NAME: Curtis Property DATE: 12/20/2006
PLAN #: ENGINEER: KAS

II. WATERSHED INFORMATION

PART 1: LIST ALL OF THE SUBAREAS AND "C" FACTORS USED IN THE BMP COMPUTATIONS

SUBAREA DESIGNATION & DESCRIPTION (1)		"C" (2)	AREA (AC.) (3)
#1	Onsite to Filterra & Rain Tank	0.80	0.85
#2	Onsite to Rain Tank (Not to Filterra)	0.80	0.96
#3	Conservation Area (undetained)	0.35	0.20
#4	Undetained	0.35	0.35
#5	Offsite to Filterra	0.90	0.07

PART 2: COMPUTE THE WEIGHTED AVERAGE "C" FACTOR FOR THE SITE

(A) AREA OF THE SITE (a) 2.36 ACRES

(B) SUBAREA DESIGNATION (1)		"C" (2)		AREA (AC.) (3)		PRODUCT (4)
#1	Onsite to Filterra & Rain Tank	0.80	X	0.85	=	0.68
#2	Onsite to Rain Tank (Not to Filterra)	0.80	X	0.96	=	0.77
#3	Conservation Area (undetained)	0.35	X	0.20	=	0.07
#4	Undetained	0.35	X	0.35	=	0.12
				(b) TOTAL	=	1.64

(C) WEIGHTED AVERAGE "C" FACTOR (b) / (a) = (c) 0.70

PART 3: COMPUTE THE TOTAL PHOSPHORUS REMOVAL FOR THE SITE

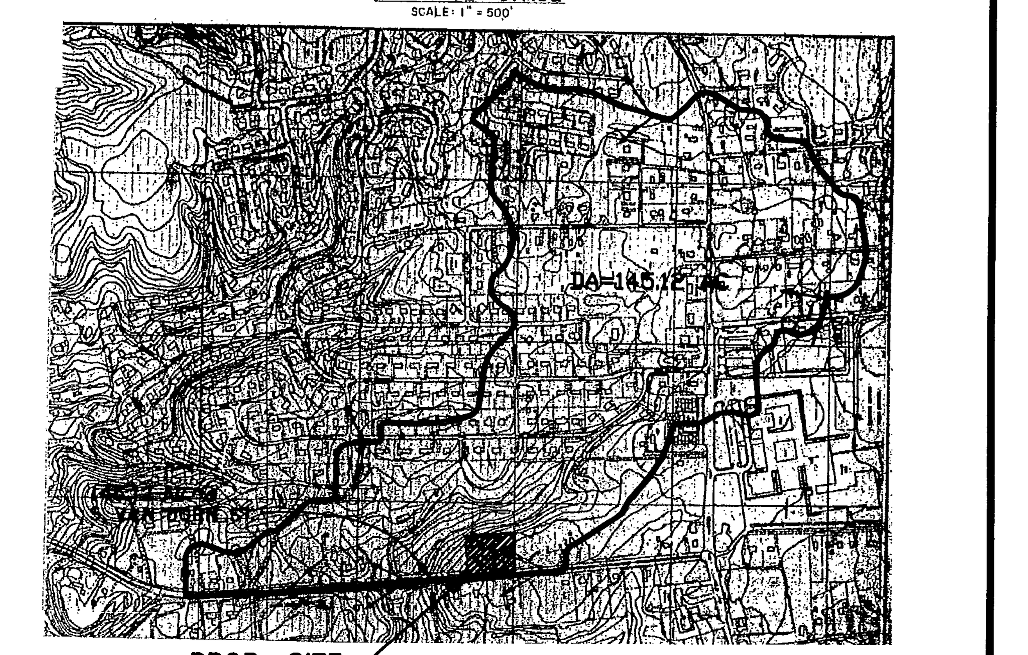
SUBAREA DESIGNAT (1)	BMP TYPE (2)	REMOVAL EFF. (%) (3)		AREA RATIO (4)		"C" FACTOR RATIO (5)		PRODUCT (6)
#1	Onsite to Filterra & Rain Tank	70	X	0.36	X	1.15	=	29.02
#3	Conservation Area (undetained)	100	X	0.08	X	1.00	=	8.47
#5	Offsite to Filterra	70	X	0.03	X	1.29	=	2.69
						(a) TOTAL	=	40.18

PART 4: DETERMINE COMPLIANCE WITH PHOSPHORUS REMOVAL REQUIREMENT

(A) SELECT REQUIREMENT: (a) 40 %
(FAIRFAX COUNTY CHESAPEAKE BAY PRESERVATION AREA - 40%)
OR (FAIRFAX COUNTY WATER SUPPLY OVERLAY DISTRICT - 50%)

(B)IF LINE 3 (a) 40.18 % > LINE 4(a) 40 %
THEN PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED.

DRAINAGE DIVIDE
SCALE: 1" = 500'

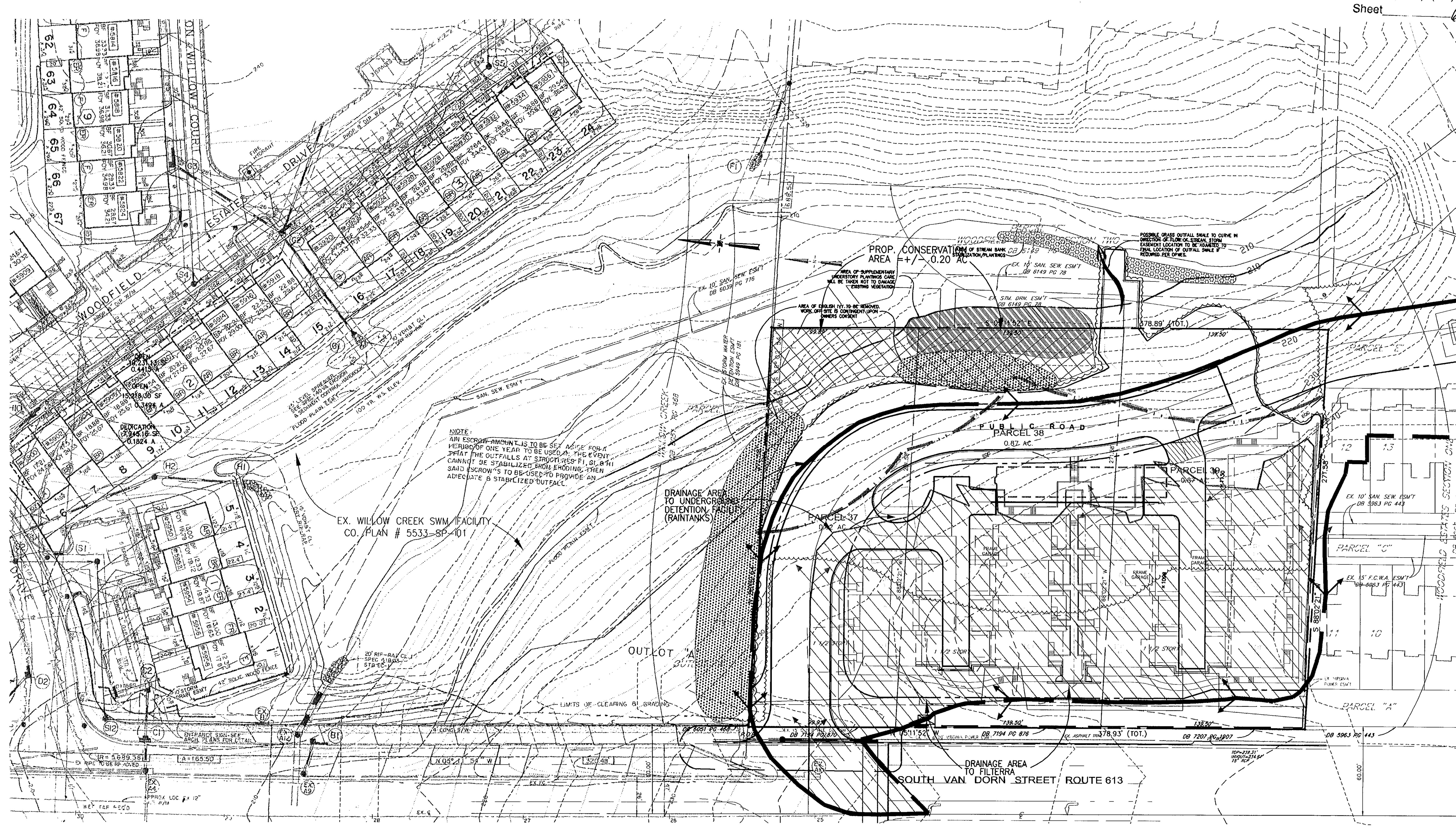


CONDENSED DRAINAGE ANALYSIS
(ON-SITE ONLY)

WILLOW CREEK — 5533-SP-01-1
Site Name — County Plan Number
Drainage Shed(s) ____ Site Area 10.35 Acre(s)
* Pre Development Peak Runoff 13.97 Cubic Feet/Second (c.f.s.)
(10 year, 2 hour storm = Q10)
* Post Development Peak Runoff 26.08 Cubic Feet/Second (c.f.s.)
(10 year, 2 hour storm = Q10) [without detention]
Post Development Peak Runoff 12.94 Cubic Feet/Second (c.f.s.)
(10 year, 2 hour storm = Q10) [after detention - if applicable]

WOODFIELD ESTATES
STORM DETENTION COMPUTATIONS
At S. Van Dorn Street

RZ/FDP
Application No. 2005-LE-021 Staff JT
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 25 APRIL 2007
Date of (BOS) (PC) approval 7 MAY 2007
Sheet 6 of 9



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COMMONWEALTH OF VIRGINIA — PETER L. RINEK — No. 388 — 3/27/07 — CERTIFIED LANDSCAPE ARCHITECT

PRELIMINARY SWM & BMP DESIGN
CURTISS PROPERTY
LEE MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

REV. 3-27-07
REV. 03-06-07

BC REVISIONS	
APRIL 1, 2005	REV. 2-10-06
APRIL 25, 2005	REV. 7-10-06
MAY 20, 2005	REV. 11-10-06
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	2-23-07

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SHEET 6 OF 9
CO. NO. RZ/FDP2005LE021
CAD NAME: P5010SWM.DWG
LAYOUT: PrelimSWM
FILE NO. 05010.01

XREFS: P5010BAS P5010TOPO P5010BNDY

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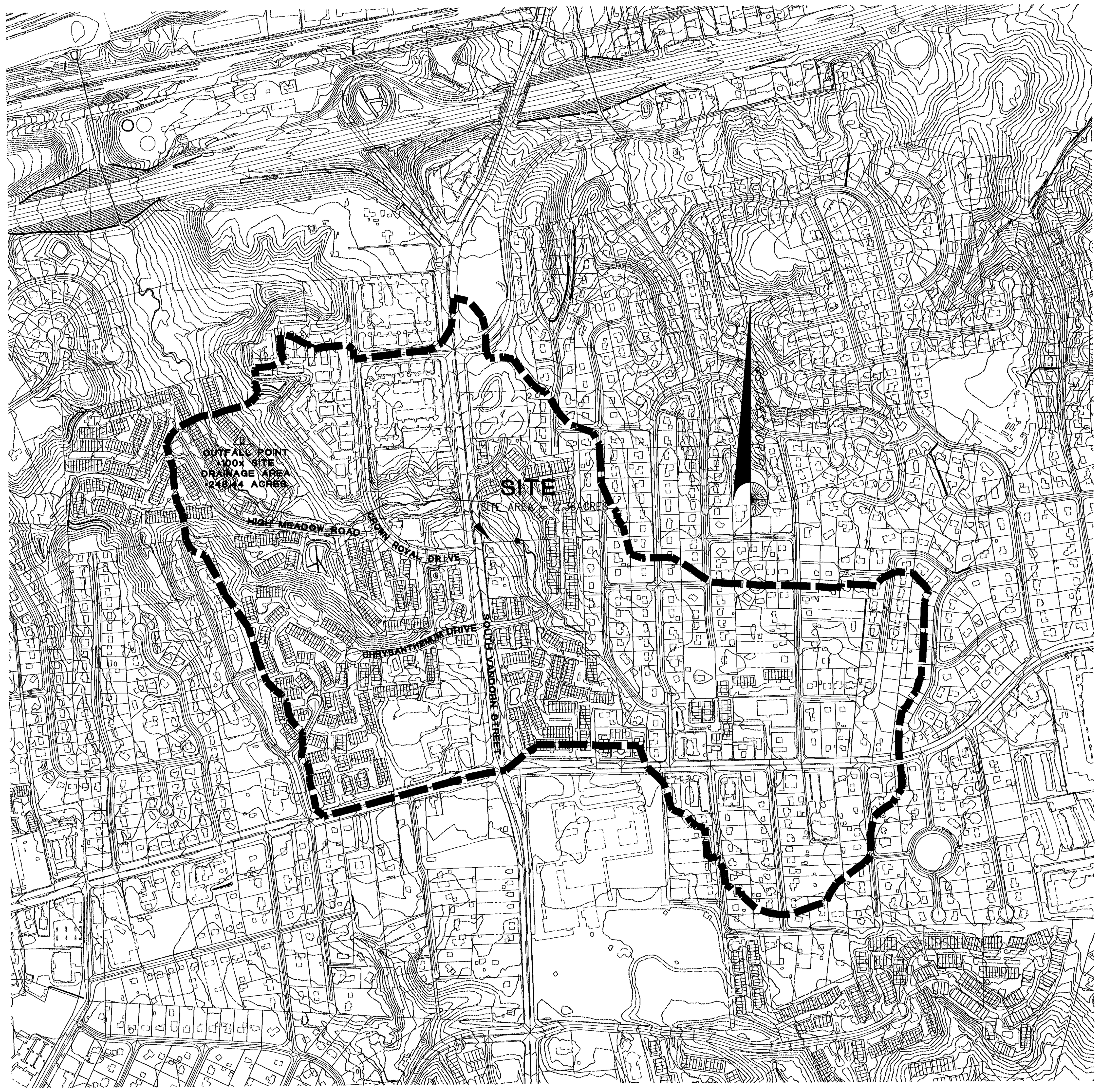


Outfall Narrative

The Curtis Property, approximately 2.36 acres, discharges into an unnamed tributary east of the site. The tributary in this location is mildly sloped with well-defined bed and banks. The stream is mildly to moderately sloped with the steepest portion of the channel around two percent. The bed of the channel is a sandy bottom stabilized with rip-rap or rock. There are minimal signs of erosion and minor undercutting of the vegetation at the top of the banks. The water observed inside the channel is flowing slowly with no visible disturbance of the channel lining.

The tributary flows northwest and crosses underneath Van Dorn Street. At this location is a riser structure flowing into culverts that provide stormwater management for Woodfield Estates. There are signs of sediment deposition at the culvert entrance and the downstream portion of the culvert has been stabilized with rip-rap. While the rip-rap appears to be adequately dissipating the velocity from the outfall of the culvert, there are signs of erosion outside the bed and banks most likely caused by eddies created on the downstream side of the culvert.

Beyond the culvert under Van Dorn, the channel remains mildly sloped and relatively stable. There are signs of minor erosion such as minimal undercutting of the banks. A non-erosive channel velocity is assumed as deposition of sand and gravel is visible within the channel. The stream is still mildly sloped.

The stream then flows under Crown Royal Drive within two 48" culverts. The culverts appear in good condition and there are no signs of erosion at the culvert entrance. There is evidence of lead litter buildup in the channel and at the entrance to the culvert. The channel is earth and gravel. The downstream side of the culvert is also stable and consists of grass lining and some sediment deposition. The water then flows into a single 48" pipe that flows under a private street and open space, at which point the stream is joined by a second tributary that flows under High Meadow Road.

The point at which the drainage area is 100 times the contributing site area is approximately 800 feet downstream of Langton Drive. At this location, the drainage area is approximately 250 acres. At this location, the stream is still defined, but is more narrow and the water observed in the channel is very still. It is at this point the description of the outfall is permitted to terminate in accordance with the Fairfax County Zoning Ordinance 16-502.

STORM WATER DETENTION COMPUTATIONS

PREDEVELOPMENT TIME OF CONCENTRATION 20 minutes
INTENSITY--10 year 4.50
2 year 3.20

OFFSITE Area	Coef	ImpAc	PREDEVELOPEMENT ONSITE Area	Coef	ImpAc	POSTDEVELOPEMENT ONSITE Area	Coef	ImpAc
137.60	0.56	77.06	7.49	0.30	2.25	7.49	0.50	3.75
137.60		77.06	7.49		2.25	7.49		3.75

TOTAL--offsite and onsite 145.09 80.80

RUNOFF	2 YEAR	10 YEAR
OFFSITE	246.58	346.8
ONSITE	7.19	10.1
TOTAL	253.77	356.9

INFLOW C = 0.56
AREA = 0.56

POSTDEVELOPMENT TIME OF CONCENTRATION = 20

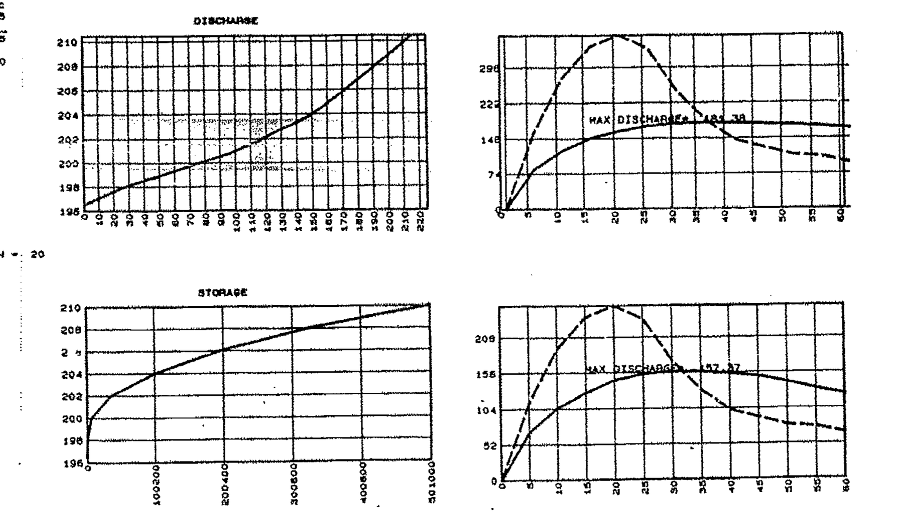
INVERT = 196.5

STORAGE CURVE

ELEVATION AND STORAGE

ELEVATION	STORAGE
196.50	0
198.00	1215
200.00	7065
202.00	36585
204.00	100795
206.00	194885
208.00	323135
210.00	500585

HEAD	DISCHARGE	ELEVATION
1.30	23.00	197.80
1.70	32.00	198.20
2.10	41.00	198.60
2.50	52.00	199.00
2.90	62.00	199.40
3.30	71.00	199.80
4.30	97.00	200.80
5.30	115.00	201.80
6.30	130.00	202.80
7.30	148.00	203.80
9.30	170.00	205.80
11.30	190.00	207.80
13.30	210.00	209.80
15.30	225.00	211.80



ROUTING COMPUTATIONS
10 YEAR STORM

INFLOW RATE cfs	AVERAGE INFLOW RATE cfs	VOLUME cf	STORAGE CARRY-OVER	TOTAL INFLOW cf	TRIAL W.S. ELEV. cfs	OUTFLOW RATE cfs	AVERAGE OUTFLOW	VOLUME OUT cf	BALANCE IN cf	CORRESPONDING WATER SURFACE ELEVATION	TIME min
0.0		0	0	0	196.50	0.0		0	0	196.50	0
161.5	80.8	24240	0	24240	200.31	84.2	42.1	12623	11617	200.31	5
273.1	217.4	65208	11617	76823	202.29	122.4	103.3	30981	45842	202.29	10
339.4	306.2	91871	45842	137713	203.89	148.9	135.7	40700	97013	203.88	15
363.6	351.5	105445	97013	202458	205.17	163.1	156.0	46804	155654	205.17	20
335.3	349.5	104839	155654	260493	206.24	174.4	169.7	50619	209875	206.23	25
246.4	290.9	87265	209875	297140	206.77	179.7	177.0	53112	244028	206.77	30
185.8	216.1	64843	244028	308870	206.94	181.4	180.5	54162	254708	206.93	35
145.4	165.6	49693	254708	304401	206.86	180.6	181.0	54304	250097	206.86	40
129.3	137.4	41209	250097	291306	206.67	178.7	179.7	53898	237408	206.66	45
113.1	121.2	36360	237408	273768	206.40	176.0	177.4	53207	220561	206.40	50
109.1	111.1	33330	220561	253892	206.11	173.1	174.6	52368	201523	206.10	55
97.0	103.0	30906	201523	232429	205.71	169.0	171.1	51316	181114	205.71	60

2 YEAR STORM

INFLOW RATE cfs	AVERAGE INFLOW RATE cfs	VOLUME cf	STORAGE CARRY-OVER	TOTAL INFLOW cf	TRIAL W.S. ELEV. cfs	OUTFLOW RATE cfs	AVERAGE OUTFLOW	VOLUME OUT cf	BALANCE IN cf	CORRESPONDING WATER SURFACE ELEVATION	TIME min
0.0		0	0	0	196.50	0.0		0	0	196.50	0
113.1	56.8	16969	0	16968	199.77	70.4	35.2	10561	6407	199.78	5
191.2	152.1	45644	6407	52052	201.27	105.4	87.9	26369	25683	201.26	10
237.6	214.4	64310	25683	89992	202.58	126.7	116.1	34820	55172	202.58	15
254.5	246.0	73812	55172	128984	203.61	144.7	135.7	40712	88272	203.61	20
234.7	244.6	73388	88272	161660	204.35	154.0	149.3	44800	116860	204.34	25
172.5	203.6	61086	116860	177946	204.65	157.4	155.7	46706	131240	204.65	30
130.1	151.3	45390	131240	176630	204.61	157.0	157.2	47150	129480	204.61	35
101.8	115.9	34785	129480	164265	204.36	154.2	155.6	46670	117595	204.36	40
90.5	96.2	28846	117595	146441	204.00	150.2	152.2	45662	100779	204.00	45
79.2	84.8	25452	100779	126231	203.43	141.4	145.8	43748	82483	203.43	50
76.4	77.8	23331	82483	105815	202.89	131.5	136.5	40941	64873	202.88	55
67.9	72.1	21634	64873	86508	202.37	123.5	127.5	38258	48249	202.36	60

Pre Development Runoff

Site Area = 7.49 Acres

C = 0.3

Tc = 20 min.

I_2 = 3.2 in/hr. Q_2 = (7.49)(.3)(3.2) = 7.19 cfs
I_{10} = 4.5 in/hr. Q_{10} = (7.49)(.3)(4.5) = 10.1 cfs
I_{100} = 6.35 in/hr. Q_{100} = (7.49)(.3)(6.35) = 14.3 cfs

Post Development Runoff

C = 0.56 Tc = 20 min.

Onsite uncontrolled runoff = 0.70 See sheet 6B for Avg.C computations
Onsite controlled runoff = 6.79 Ac.
Offsite controlled runoff = 137.6 Ac.
145.09 Ac.

Max. Allowable Discharge at Detention Pond

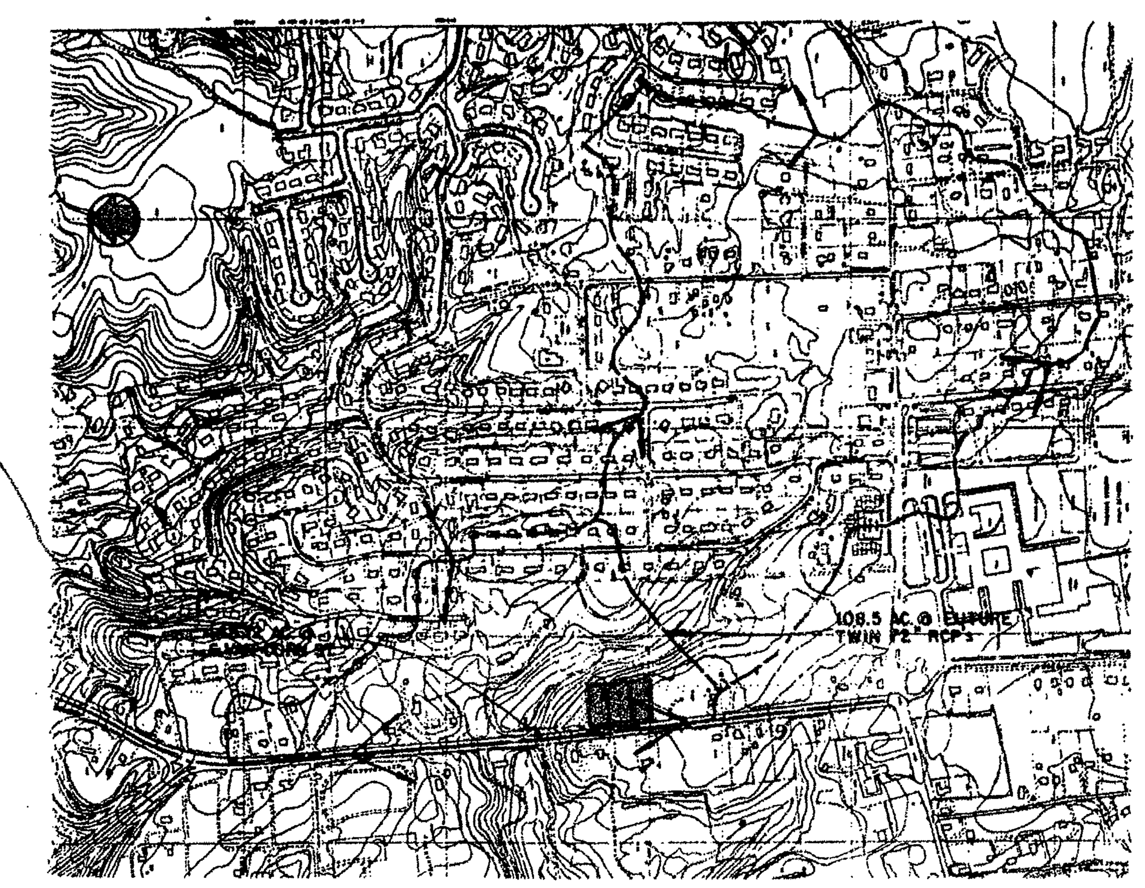
= Total Site cfs + Offsite Controlled Runoff - Onsite Uncontrolled Runoff

$Q\ max^2$ = 7.2 + 246.6 - 1.3
= 252.5 cfs

$Q\ max^{10}$ = 10.1 + 346.8 - 1.8
= 355.1 cfs

THIS DOCUMENT WAS MICROFILMED
JUN 14 1984
BY COMMUNICATION DIVISION
MICROGRAPHICS CENTER

145.72 AC. @ Ex. VAN DORN ST.



DRAINAGE DIVIDES
SCALE: 1" = 500'

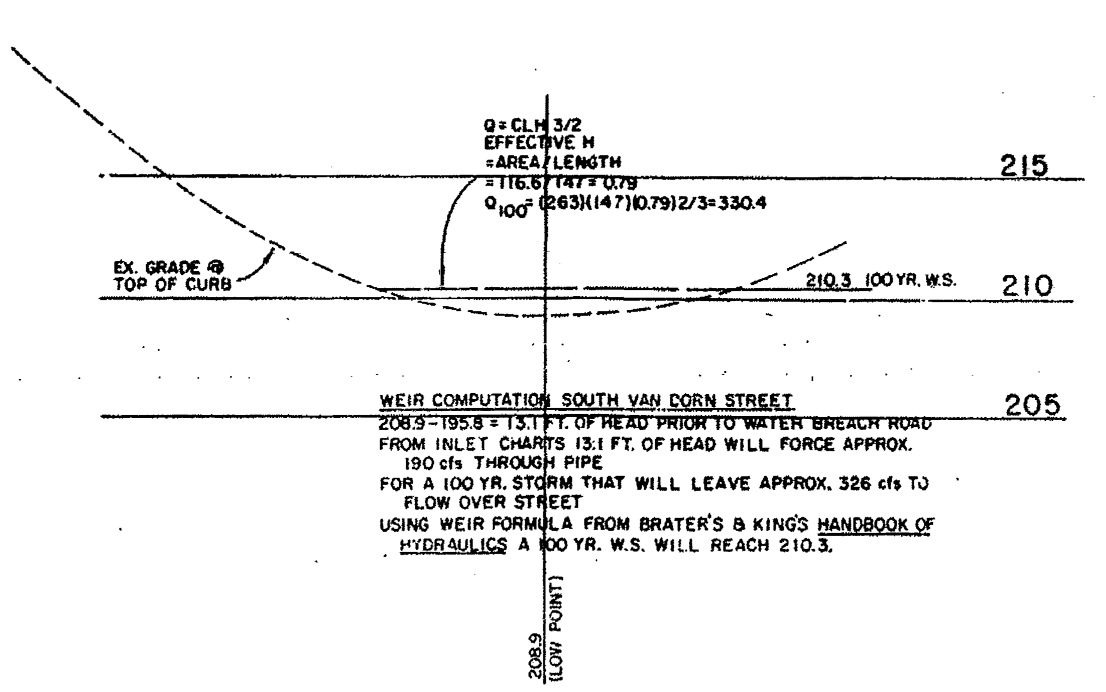
R2/FDP
Application No. 2005-LE-021 Staff JT
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 25 APRIL 2007
Date of (BOS) (PC) approval 7 MAY 2007
Sheet 7 of 9

AVG. 'C' FACTOR AND Tc COMPUTATIONS

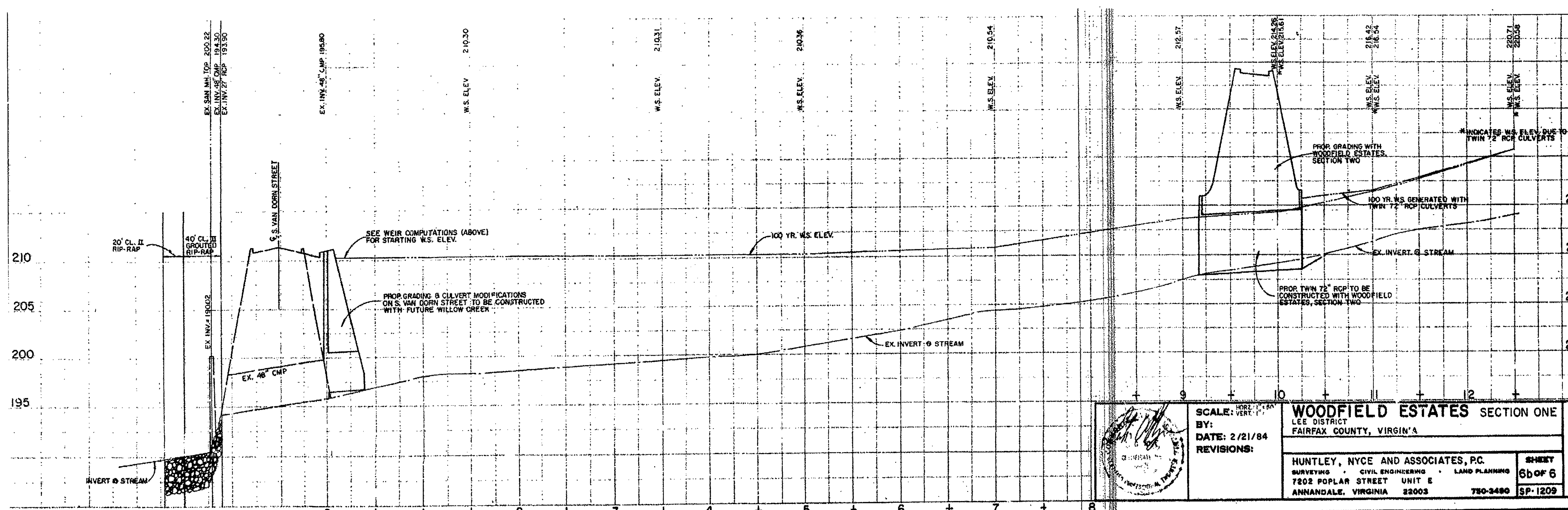
Impervious Acres	Acres	C. Factor	CA
R3	86.60	0.45	38.97
R4	1.24	0.45	0.56
R8	3.51	0.50	1.76
R20	2.58	0.70	1.81
C2	2.14	0.90	1.93
C6	9.74	0.90	8.77
R3 (Master planned @ 5 to 8 DU/Ac.	39.31	0.70	27.52
	145.12		81.32 (Impervious Acres)

Tc Based on Kirpich

1300 Well Defined Channel	9 min.	Factor 1.0
2200 Con. Channel (piped)	3 min.	Factor 0.2
450 Grassed Surface	9 min.	Factor 2.0
	21 min.	Use 20 min. Tc



WEIR COMPUTATION SOUTH VAN DORN STREET
208.9 - 195.8 = 13.1 FT. OF HEAD PRIOR TO WATER BREACH ROAD
FROM INLET CHARTS 13.1 FT. OF HEAD WILL FORCE APPROX.
190 cfs THROUGH PIPE
FOR A 100 YR. STORM THAT WILL LEAVE APPROX. 326 cfs TO
FLOW OVER STREET
USING WEIR FORMULA FROM BRATER'S & KING'S HANDBOOK OF
HYDRAULICS A 100 YR. W.S. WILL REACH 210.3.



SCALE: HORZ. 1"=50' VERT. 1"=5'
BY:
DATE: 2/21/84
REVISIONS:

WOODFIELD ESTATES SECTION ONE
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

HUNTLEY, NYCE AND ASSOCIATES, P.C.
SURVEYING • CIVIL ENGINEERING • LAND PLANNING
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ANNANDALE, VIRGINIA 22003 750-3490
SHEET 6b OF 6
SP-1209

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COMMONWEALTH OF VIRGINIA
PETER L. RINEK
No. 388
3/27/07
CERTIFIED LANDSCAPE ARCHITECT

CURTISS PROPERTY

LEE MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
REVISED 2-2-07
2-23-07
03-06-07
03-21-07
3-27-07

OWNER
MICHEAL V. & JOANNE M. CURTISS
5939 SOUTH VAN DORAN STREET
ALEXANDRIA, VA 22310

DESIGNED BY:	
DRAFTED BY:	CAD
CHECKED BY:	PLR
DATE:	JANUARY, 2007
SCALE:	HOR. 1'=500' VERT.
SHEET 7 OF 9	
CO. NO.	
CAD NAME:	PRELIMINARY-P5010BAS
LAYOUT:	
FILE NO.	05010-01

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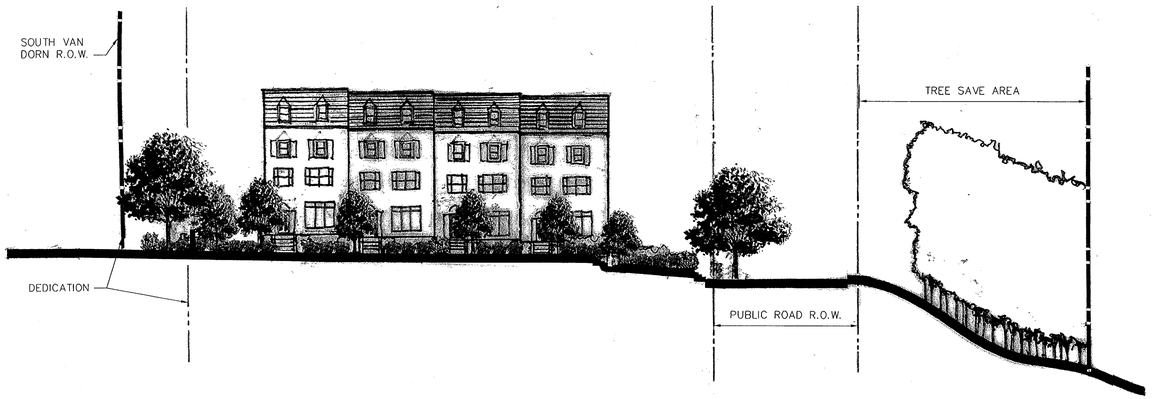

SECTION 'A-A'

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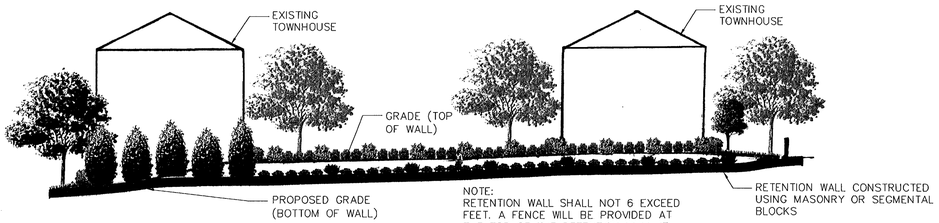
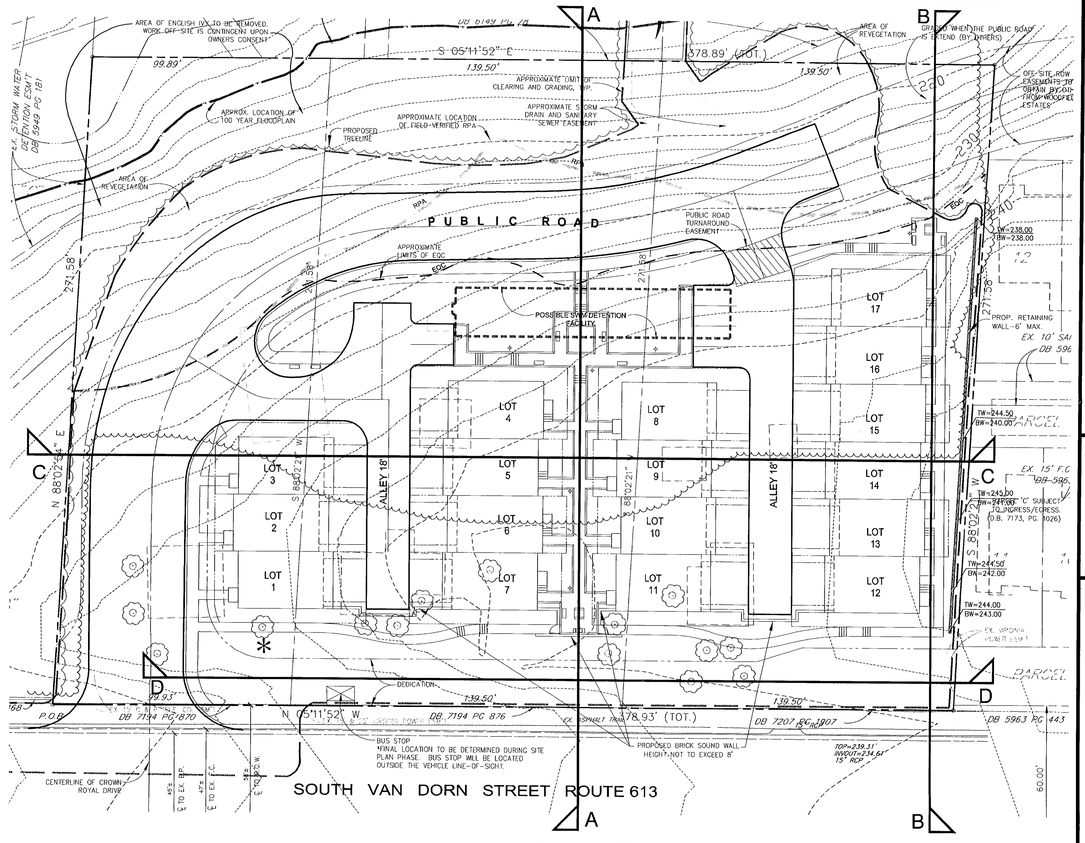


NOTE:
RETENTION WALL SHALL NOT 6 EXCEED FEET. A FENCE WILL BE PROVIDED AT THE TOP OF THE RETENTION WALL IF NECESSARY FOR SAFETY PURPOSES.

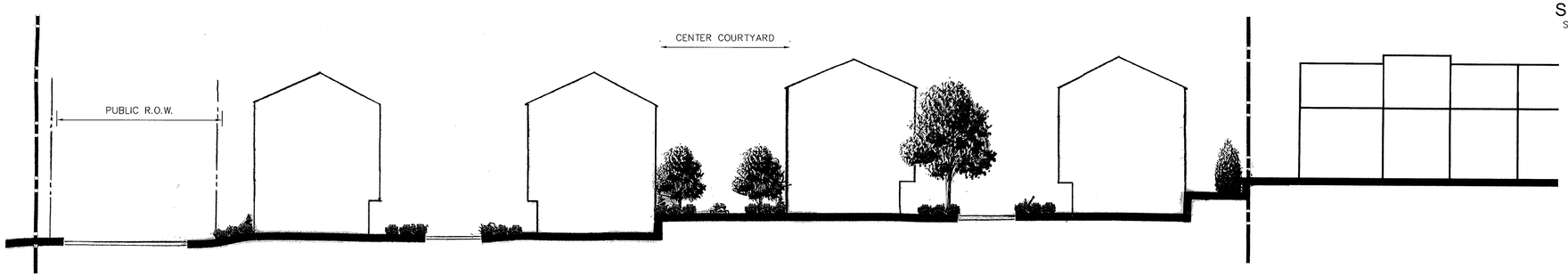
SECTION 'B-B'

SCALE 1"=20'



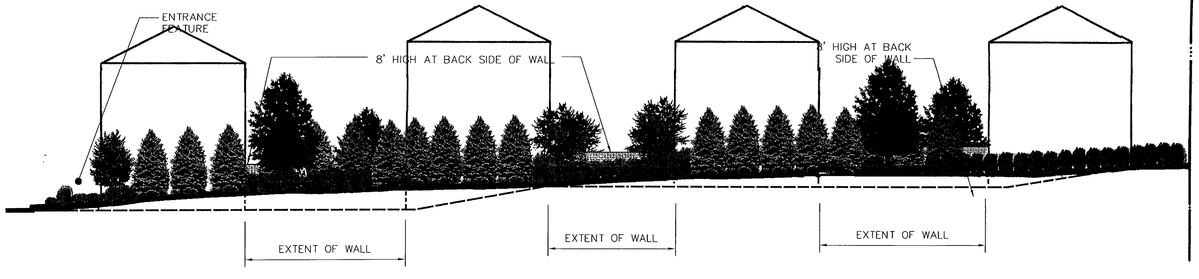
SITE PLAN

SCALE 1"=30'



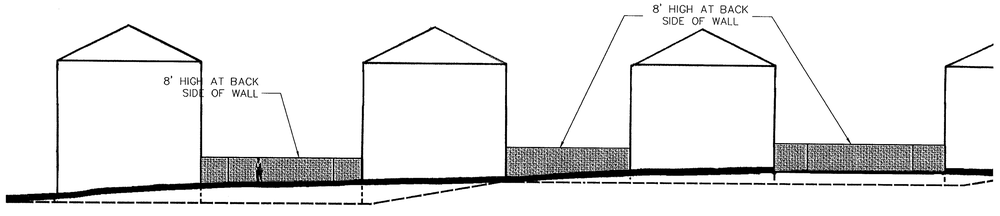
SECTION 'C-C'

SCALE 1"=20'



SECTION 'D-D'

SCALE 1"=20'



SECTION 'D-D' (WALL ONLY)

SOUTH VAN DORN STREET SIDE OF WALL TO HAVE EARTH BERMED AGAINST WALL

Application No. RZ/FDP 2005-LE-021 Staff JT
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 25 APRIL 2007
Date of (BOS) (PC) approval 7 MAY 2007
Sheet 8 of 9

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COMMONWEALTH OF VIRGINIA
PETER L. RINEK
No. 388
3/27/07
CERTIFIED LANDSCAPE ARCHITECT

SITE SECTIONS

CURTISS PROPERTY

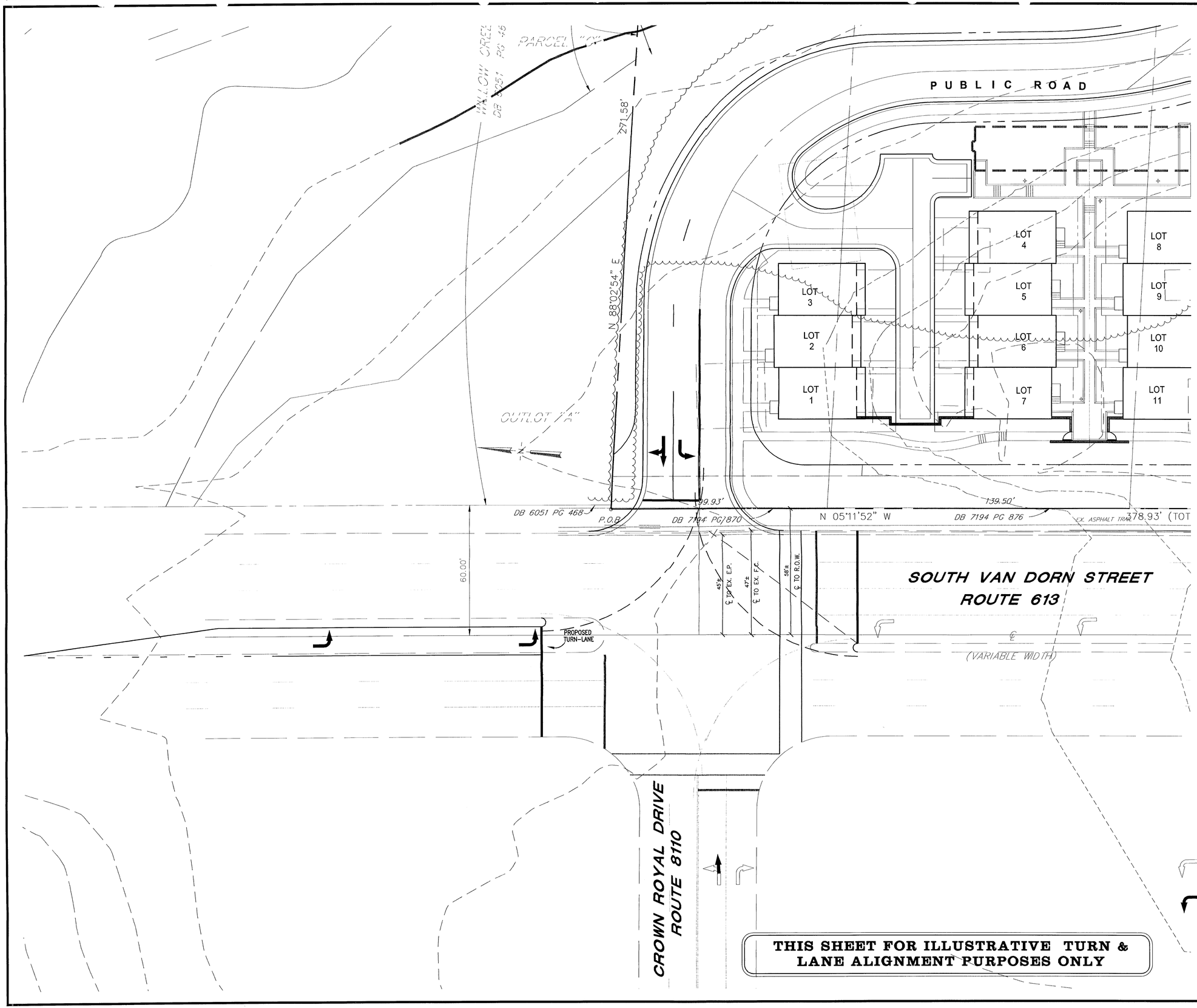
LEE MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
SHT ADDED 1-9-07
REV. 2-2-07
REV. 2-23-07
REV. 3-06-07
REV. 3-27-07

OWNER
MICHAEL V. & JOANNE M. CURTISS
5939 SOUTH VAN DORN STREET
ALEXANDRIA, VA 22310

DESIGNED BY: RLM
DRAFTED BY: CAD
CHECKED BY: DDD
DATE: MARCH, 2005
SCALE: HOR. AS SHOWN VERT.
SHEET 8 OF 9
CO. NO. RZ/FDP2005LE021
CAD NAME: P05010SECT.DWG
LAYOUT: SECTIONS
FILE NO. 05010.01

XREFS: P5010BAS P5053TOPO P5053BNDY



THIS SHEET FOR ILLUSTRATIVE TURN & LANE ALIGNMENT PURPOSES ONLY

R2/FDP
Application No. 2005-LE-021 Staff JT
APPROVED DEVELOPMENT PLAN
(DP) (GDP) ~~(CDP)~~ ~~(EDP)~~
SEE PROFFERS DATED 25 APRIL 2007
Date of ~~(BOS)~~ (PC) approval 7 MAY 2007
Sheet 9 of 9

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LANE ALIGNMENTS PLAN

CURTISS PROPERTY

LEE MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
SHEET ADDED 2-2-07
REV. 2-23-07
REV. 03-06-07
03-21-07
3-27-07
OWNER
MICHEAL V. & JOANNE M. CURTISS
5939 SOUTH VAN DORAN STREET
ALEXANDRIA, VA 22310

DESIGNED BY:
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: JANUARY, 2007
SCALE: HOR. 1"= 20' VERT.
SHEET 9 OF 9
CO. NO.
CAD NAME: 5010-RPP.DWG
LAYOUT: CURTISS
FILE NO. 05010-01
XREFS: